

PROPERTY DESCRIPTION

Tract 1
All of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri.

Tracts 2, 3 and 4:
All that part of the N 1/2 of the NW 1/4 of Section 29, Township 48 North, Range 31 West, now in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:
Commencing at the Northeast corner of said NW 1/4 of Section 29, a distance of 990.83 feet, to the East line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 990.83 feet, to the Easterly prolongation of the North line of Lot 3, Lee's Summit Town Centre; thence N 88° 15' 22" W, along the prolongation of the North line of said Lot 3, a distance of 30.00 feet, to the NE corner of said Lot 3, being the Point of Beginning of subject tract; thence continuing N 88° 15' 22" W, along the North line of said Lot 3, a distance of 530.91 feet to the NW corner of said Lot 3, said point also being on the East line of Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2; thence (the following 5 courses are along the perimeter of said Lot 1) N 1° 42' 31" E, a distance of 255.47 feet; thence N 88° 17' 29" W, a distance of 57.36 feet; thence N 1° 42' 31" E, a distance of 151.50 feet; thence N 88° 17' 29" W, a distance of 683.90 feet; S 1° 35' 47" W, a distance of 151.50 feet, to the NE corner of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2; thence N 88° 17' 29" W, along the North line of said Lot 2, a distance of 75.63 feet, to the NW corner of said Lot 2, also point on the East right-of-way line of Town Centre Boulevard; thence N 1° 42' 31" E, along said Easterly right-of-way, a distance of 405.81 feet to a point of curvature, thence continuing along the East, Southeasterly and South right-of-way line, on a curve to the right, having a Radius of 270.00 feet for an arc length of 424.28 feet to a point of tangency; thence continuing along the South right-of-way line, S 88° 15' 23" E, a distance of 1075.54 feet, to the point of intersection of the South line of Town Centre Boulevard and the West right-of-way line of Independence Avenue; thence S 1° 35' 52" W, along said West right-of-way line, a distance of 930.95 feet to the Point of beginning.

Tracts 1-4 contains 985,741.48 sq. ft. or 22.63 acres, more or less.

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE.

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
EVERGY - 298-1196
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-1011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

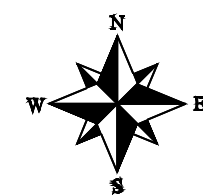
GENERAL NOTES:

- 1- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2- ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3- ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4- 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.
- 5- THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

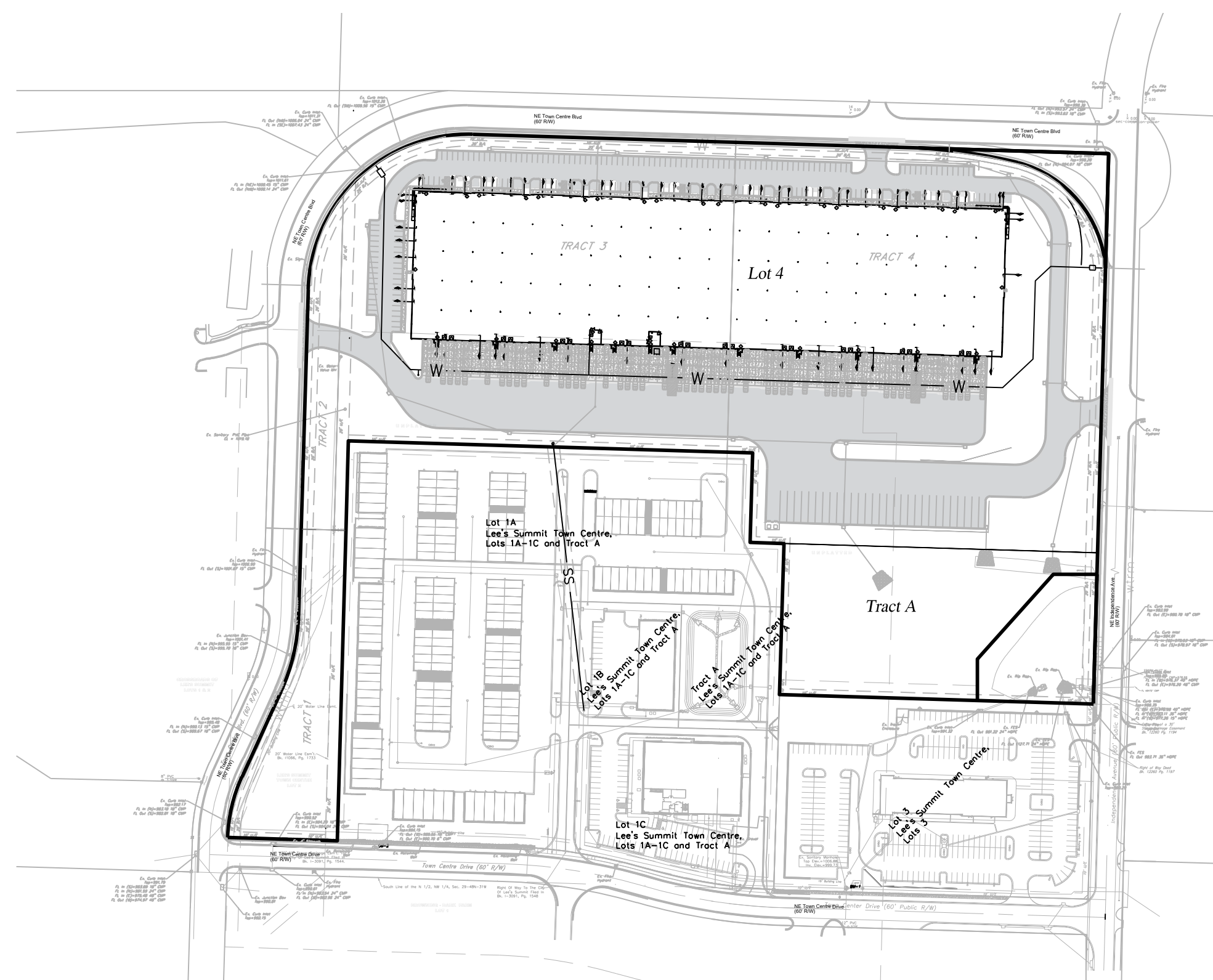
NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

DEVELOPER:
DAVID GEVERS
INDEPENDENCE SAFETY STORAGE NORTH II LLC
1120 NW EAGLE RIDGE BLVD STE A
GRAIN VALLEY, MO 64029
Phone:



Town Centre Logistics Final Development Plan Lot 4 & Tract A Section 29, Township 48 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

SCALE 1"=200'

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	25,312.00
CONCRETE PAVING	S.Y.	5,582.00
PUBLIC SIDEWALK	S.F.	1,330.00
PRIVATE SIDEWALK	S.F.	760.00
GEOGRID	S.Y.	26,152.00
MoDOT Type 5 Base	S.Y.	26,152.00
KCMMB ENTRANCE	UNIT	3
CURBING	FT	7,874.00
ADA SIDEWALK RAMP	UNIT	6
SANITARY 8" PVC SDR 26 Service Line	FT	197.41
TRACER WIRE AND EQUIPMENT	FT	197.41
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	10,800.00
INLET PROTECTION	UNIT	29.00
SEEDING / MULCHING/ FERTILIZING	AC	10.27
CONST. ENTRANCE	UNIT	3
STORM		
36" HDPE	FT	527.44
30" HDPE	FT	338.67
24" HDPE	FT	546.37
18" HDPE	FT	628.86
15" HDPE	FT	1,066.48
5' x 4' STORM CURB INLET	EA	20.00
15" HDPE END SECTION / TOE WALL	LS	1
36" HDPE END SECTION / TOE WALL	LS	2.00
4' x 4' STORM FIELD INLET	EA	1
SANITARY		
8" PVC SDR 26 Service Line	LF	197.41
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
TRACER WIRE AND EQUIPMENT	L.F.	197.41
WATER		
2" Type K Soft Copper Water Service Line	FT	93.00
8" C900 PVC CLASS 200	FT	1,654.00
BACKFLOW VAULT	UNIT	2

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050A ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.050B ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.050C ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051A ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051B ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051C ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051D ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION NOTES
- C.052A ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.052B ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.052C ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ OVERALL SITE PLAN
- C.101 ~ SITE PLAN
- C.102 ~ SITE PLAN
- C.103 ~ SITE PLAN
- C.104 ~ DIMENSION PLAN
- C.105 ~ DIMENSION PLAN
- C.106 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201A ~ SPOT ELEVATIONS
- C.201B ~ SPOT ELEVATIONS
- C.201C ~ SPOT ELEVATIONS
- C.300 ~ STORM SEWER GENERAL LAYOUT
- C.301 ~ STORM SEWER PLAN AND PROFILE
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ STORM SEWER PLAN AND PROFILE
- C.304 ~ STORM SEWER PLAN AND PROFILE
- C.305 ~ DETENTION BASIN PLAN
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ WATER SERVICE PLAN
- C.600 ~ STANDARD DETAILS
- C.601 ~ STANDARD DETAILS
- C.602 ~ STANDARD DETAILS
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Current Zoning: PI
Proposed Zoning: PI Revise Zoning to PI.

Site Impervious Area

Total Area	22.36 acres (974,012.03 sq. ft.)
Site	
Site Area	22.36 Acres
Building	250,000 sq. ft.
Parking	266,870 sq. ft.
Sidewalk	9,885 sq. ft.
Impervious Area	526,755 sq. ft. (54.08% of Site)
Floor-Area-Ratio	25.67%

Parking:

Provided	
204 Standard (2 ADA Accessible)	
77 Semi-Tractor Trailer	

Parking:

250 Required	
- Standard (- ADA Accessible)	
- Semi-Tractor Trailer	

Site Improvement Notes

- Sanitary Sewer Improvements**
-The site will connect to the existing sanitary sewer on the south side of the property on Lot 1A.
- Water Main Improvements**
-The site will utilize the existing water on the east side of NE Town Centre Blvd. and the west side of NE Independence Ave.
- Storm Sewer**
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
-Storm Detention is on southeast side of property.

LEGEND:

- Existing Underground Power —UGP—UGP—
- Existing Conc. Curb & Gutter ————
- Existing Wood Fence —X—X—
- Existing Gas Main —GAS—
- Existing Water Main -X-W/M- - - -X-W/M- - - -
- Existing Storm Sewer -X-STM- - - -X-STM- - - -
- Existing Sanitary Sewer -X-SAN- - - -X-SAN- - - -
- Existing Underground Telephone —UCT—UCT—
- Existing Overhead Power —OHE—
- Proposed Storm Sewer —ST—ST—ST—
- Proposed Sanitary Sewer —SS—SS—
- Proposed Underground Power —UCT—UCT—
- Proposed Gas Service —gas—
- Proposed 8" D.I.P. Water —W—W—
- Proposed Electrical Service —UGP—UGP—

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

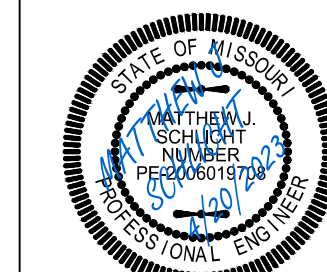


Professional Registration
Missouri
Engineering 2005602188-D
Surveying 200506819-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TOWN CENTRE,
LSMO
Issue Date:
February 24, 2023

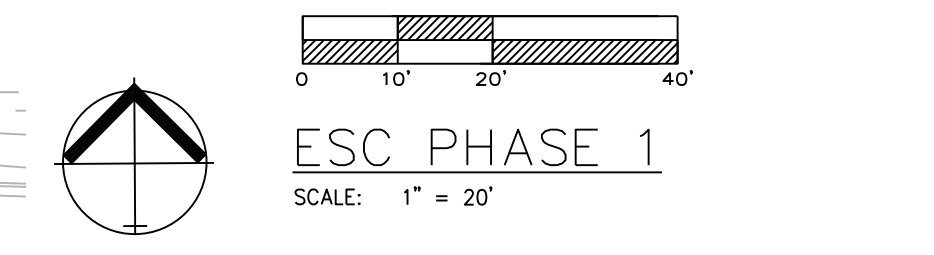
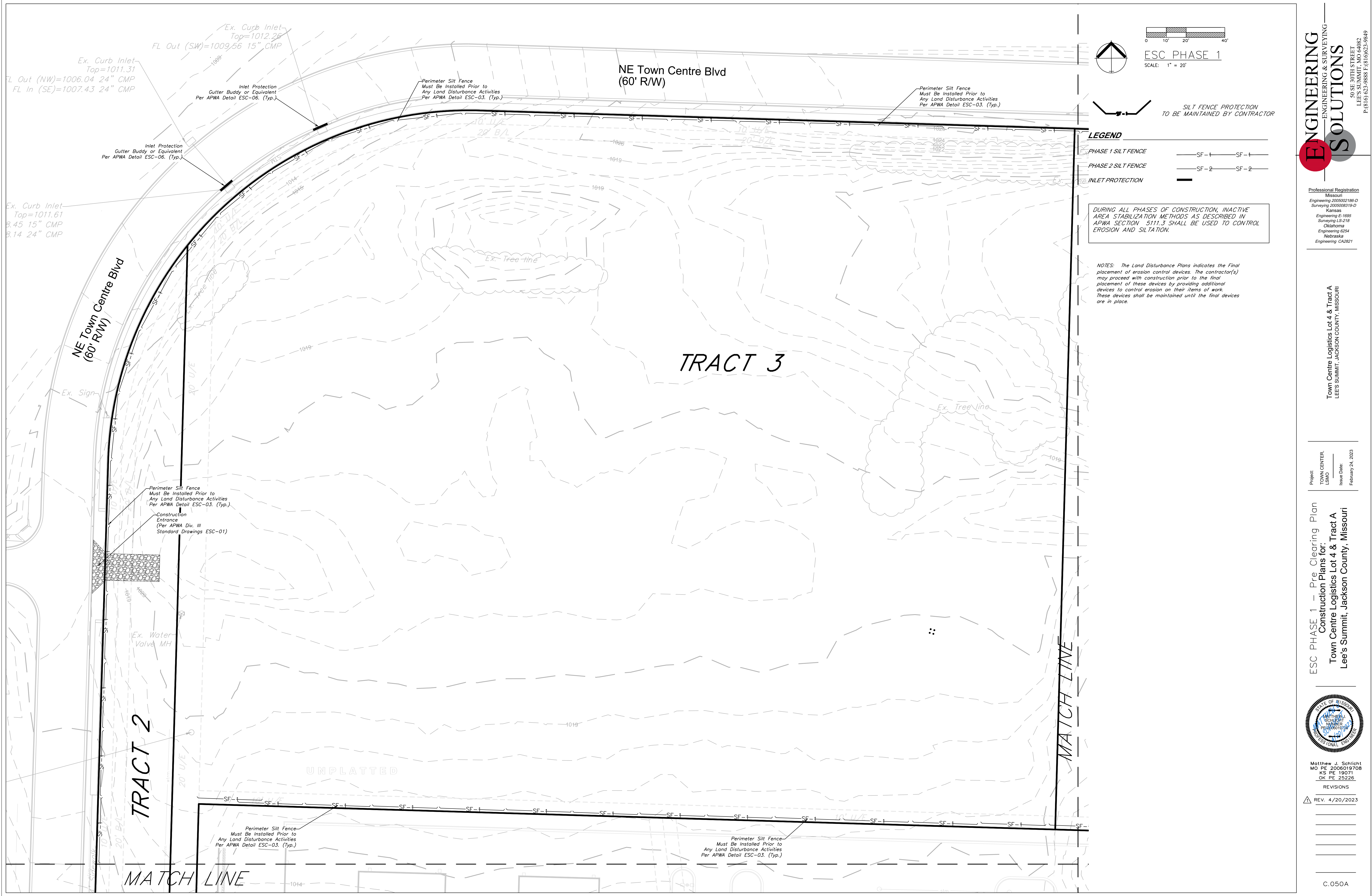
Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 24226

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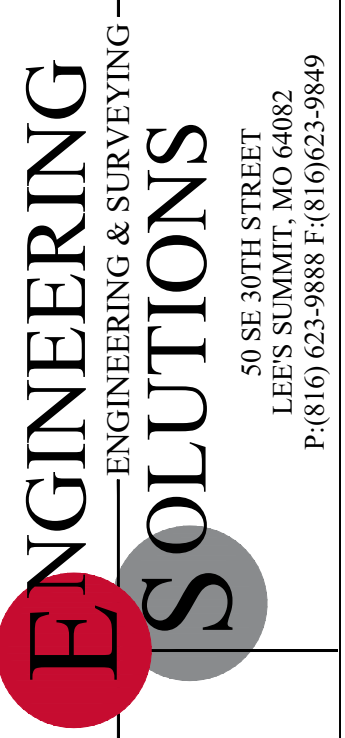
SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE	— SF-1 — SF-1 —
PHASE 2 SILT FENCE	— SF-2 — SF-2 —
INLET PROTECTION	— — —

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their terms of work. These devices shall be maintained until the final devices are in place.



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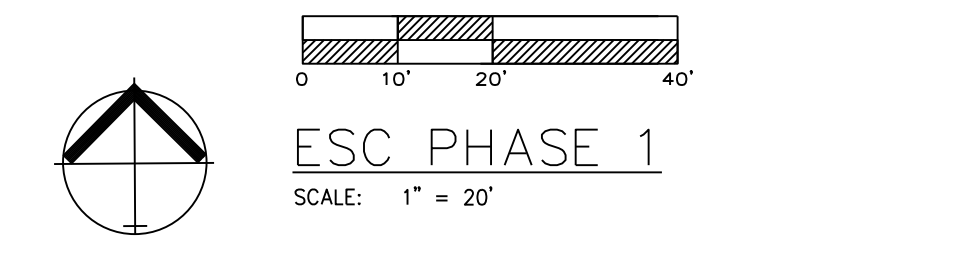
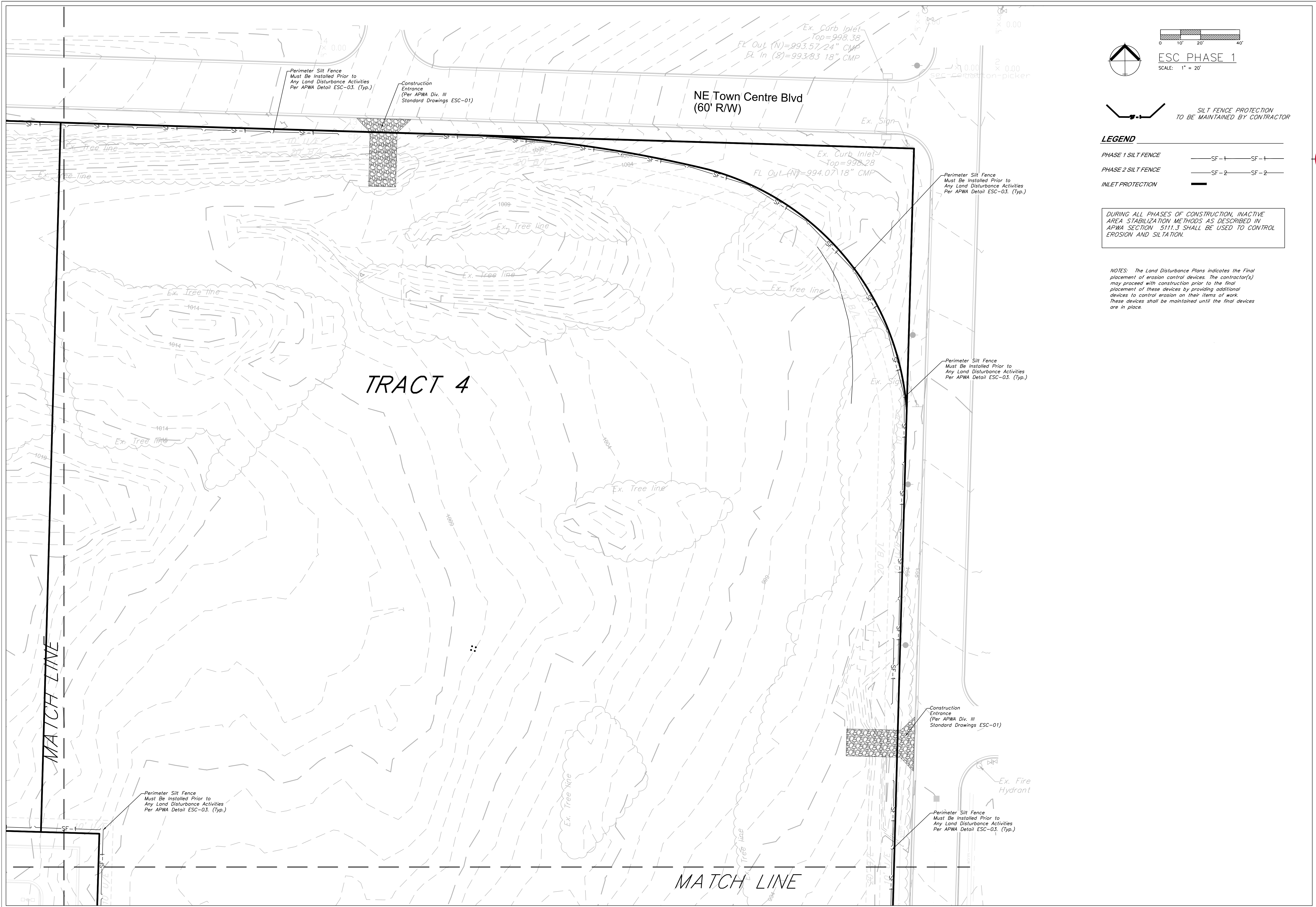
Project: TOWN CENTER, LSHO
 Issue Date: February 24, 2023
 ESC PHASE 1 - Pre Clearing Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



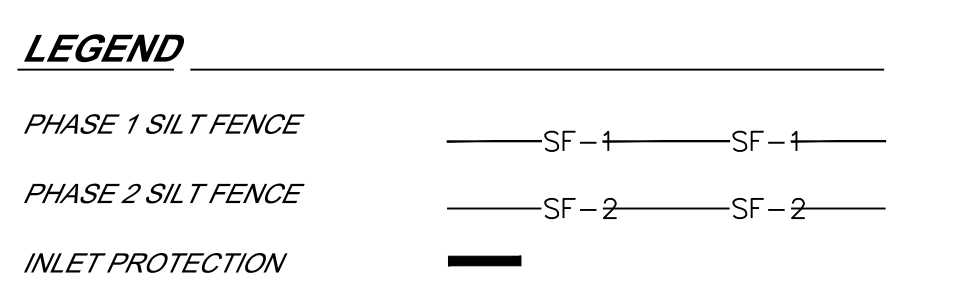
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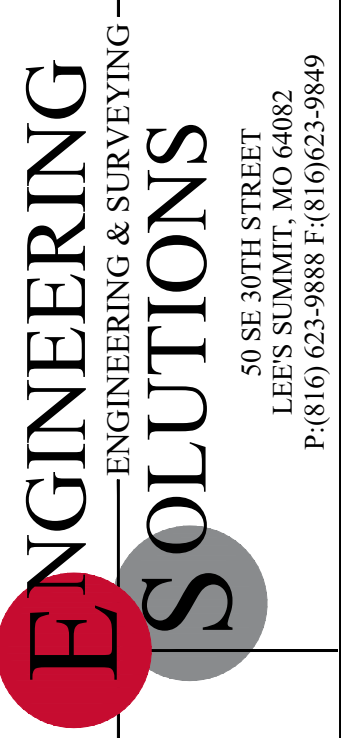


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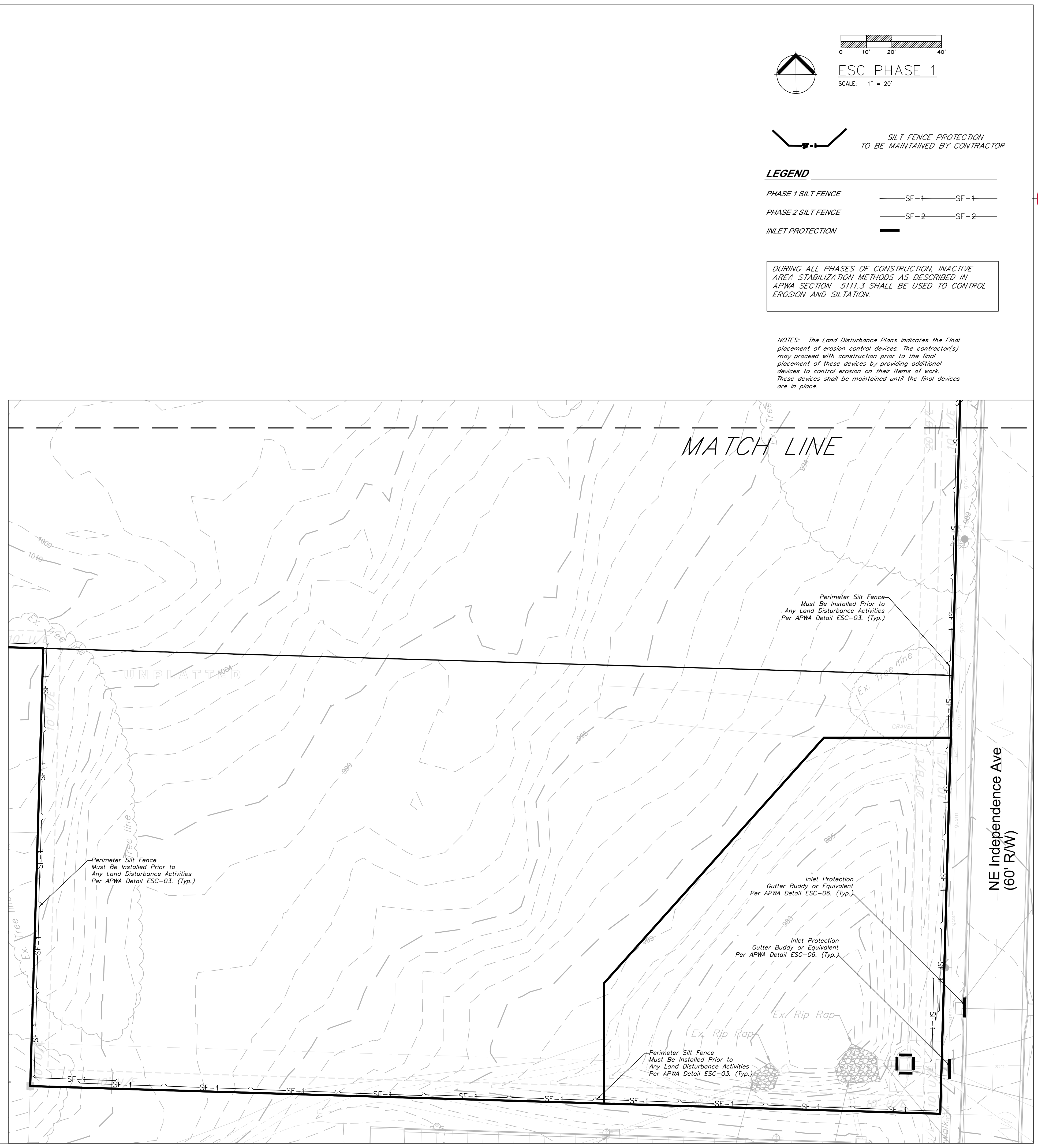
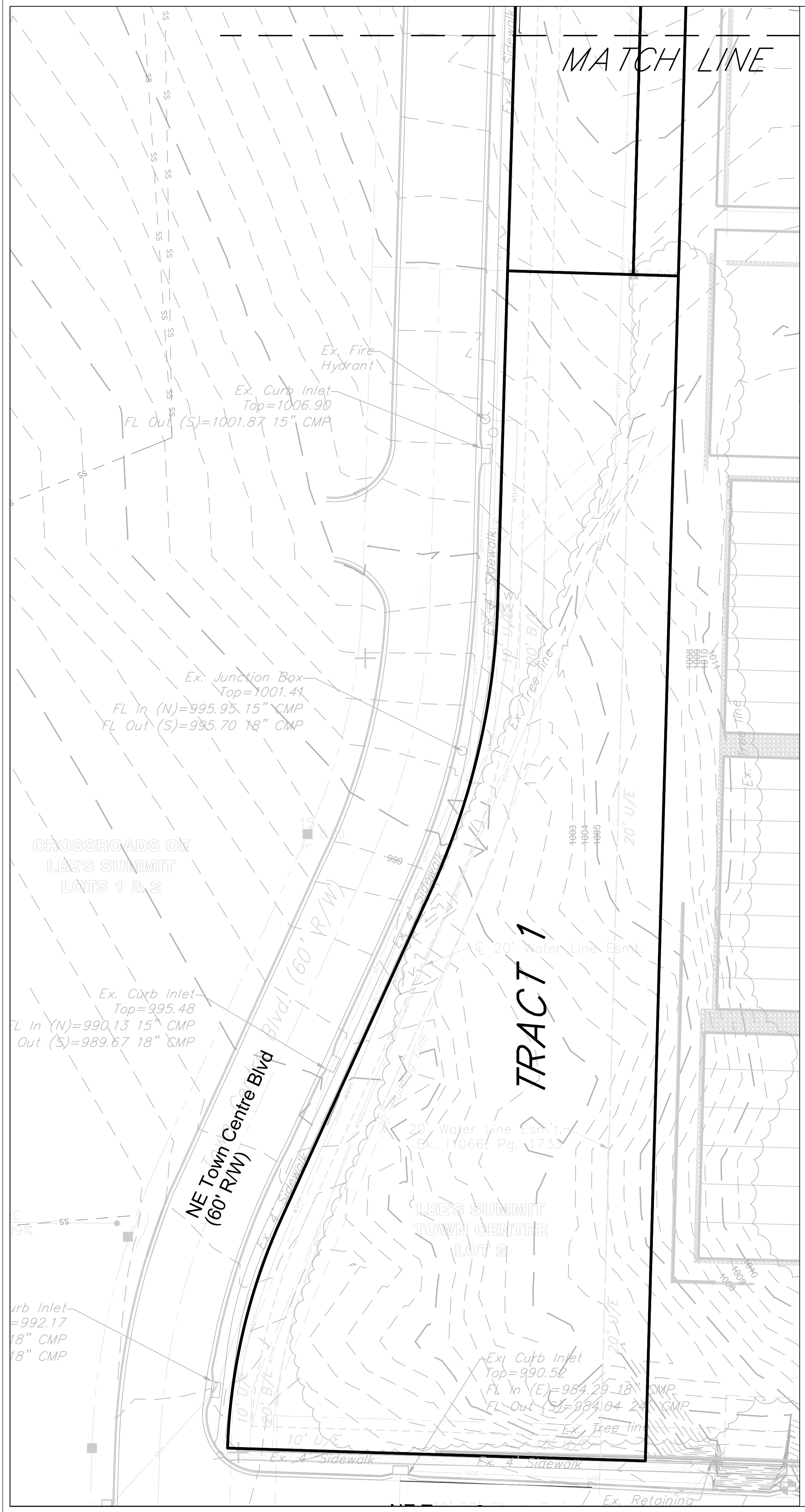
ESC PHASE 1 – Pre Clearing Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri


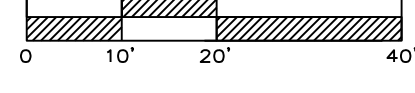


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ESC PHASE 1
 SCALE: 1" = 20'


 SILT FENCE PROTECTION
 TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1 —
 PHASE 2 SILT FENCE — SF-2 — SF-2 —
 INLET PROTECTION — —

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

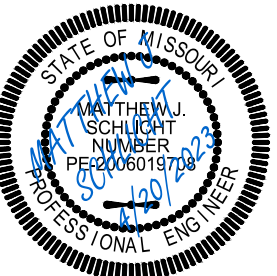
NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEES SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration
 Missouri
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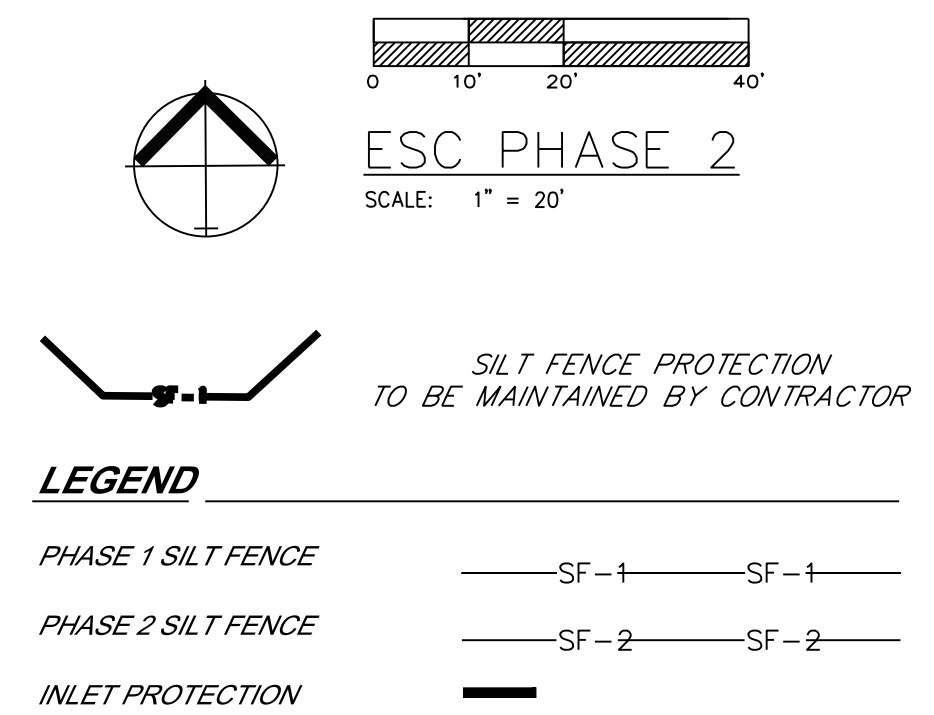
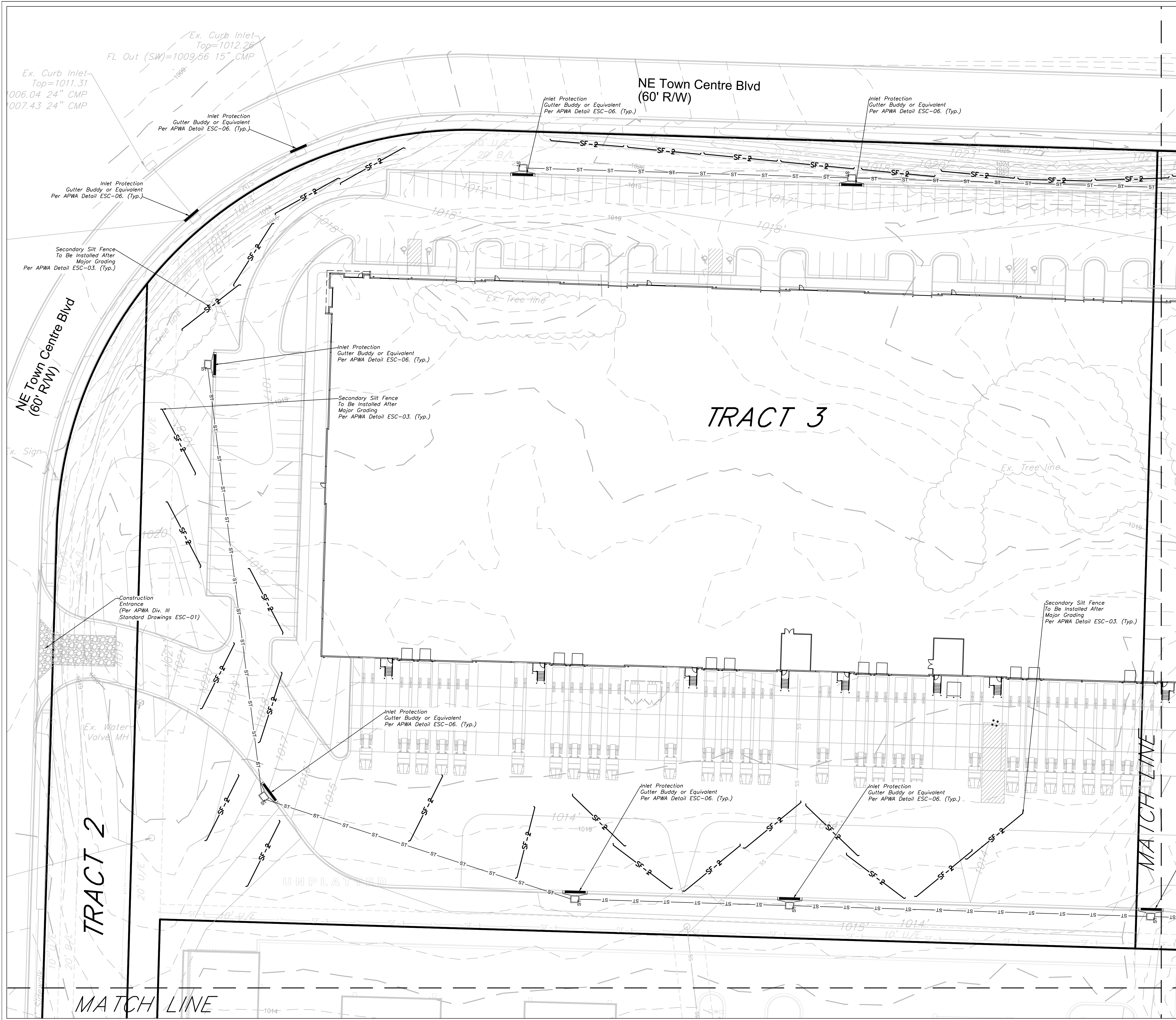
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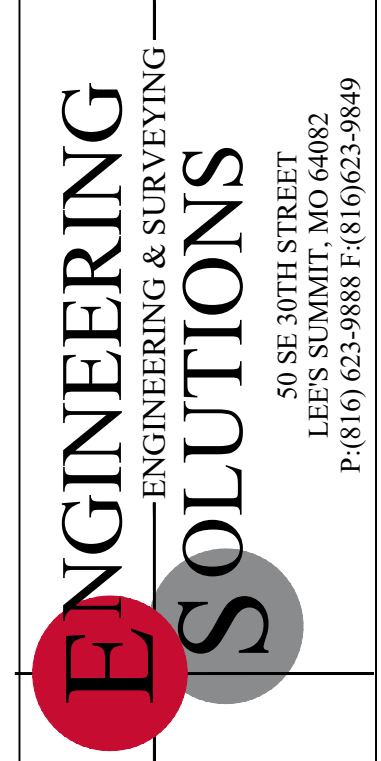
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C.050C



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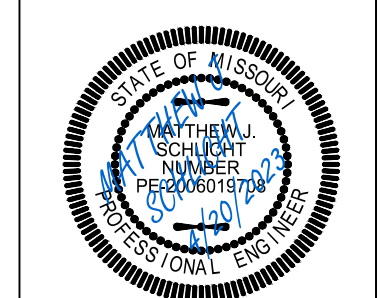
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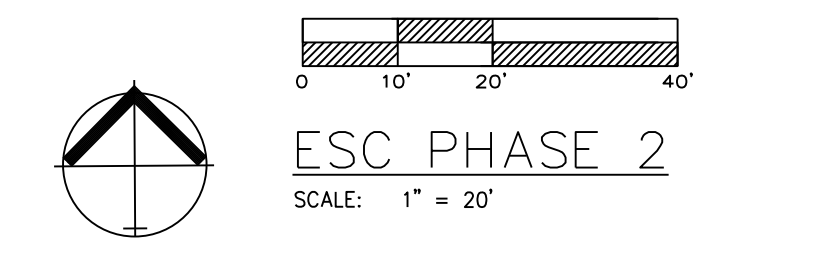
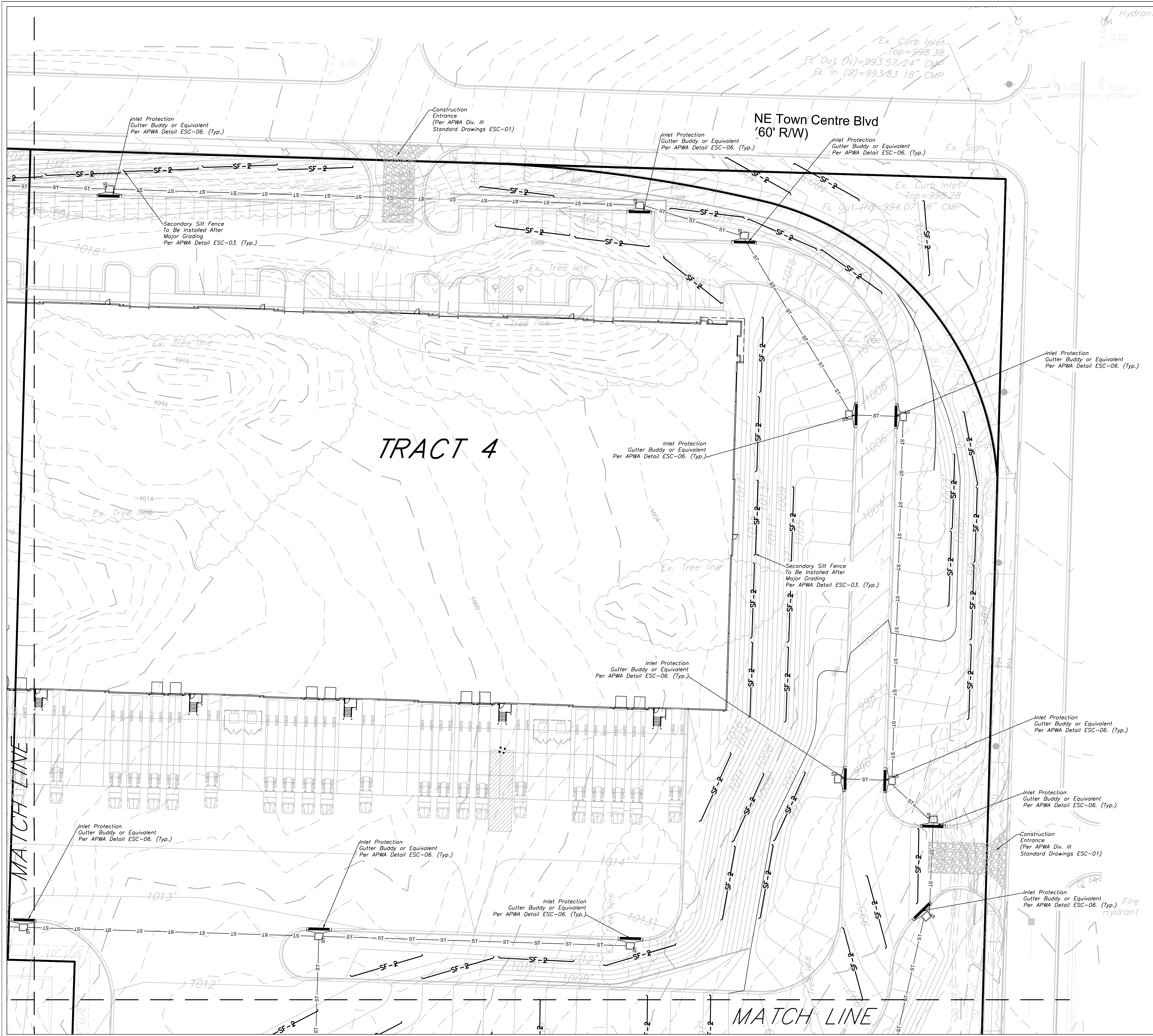
ESC PHASE 2
 Inactive Area Stabilization Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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LEGEND

SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION — [Symbol] — [Symbol]

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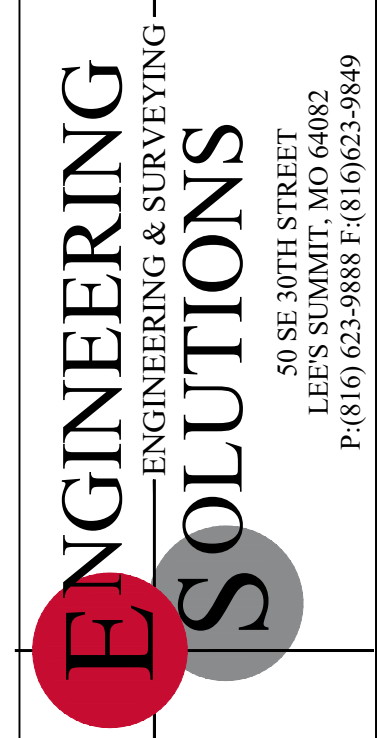
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MATCHLINE

MATCH LINE

TRACT 4

NE Town Centre Blvd
'60' R/W)



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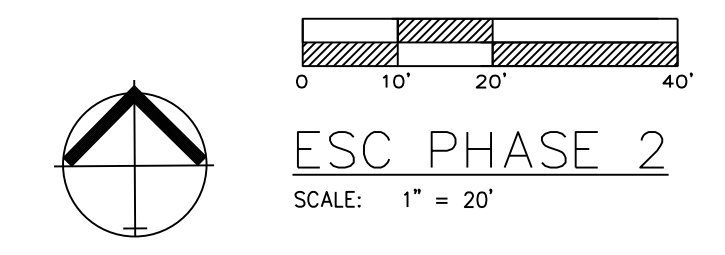
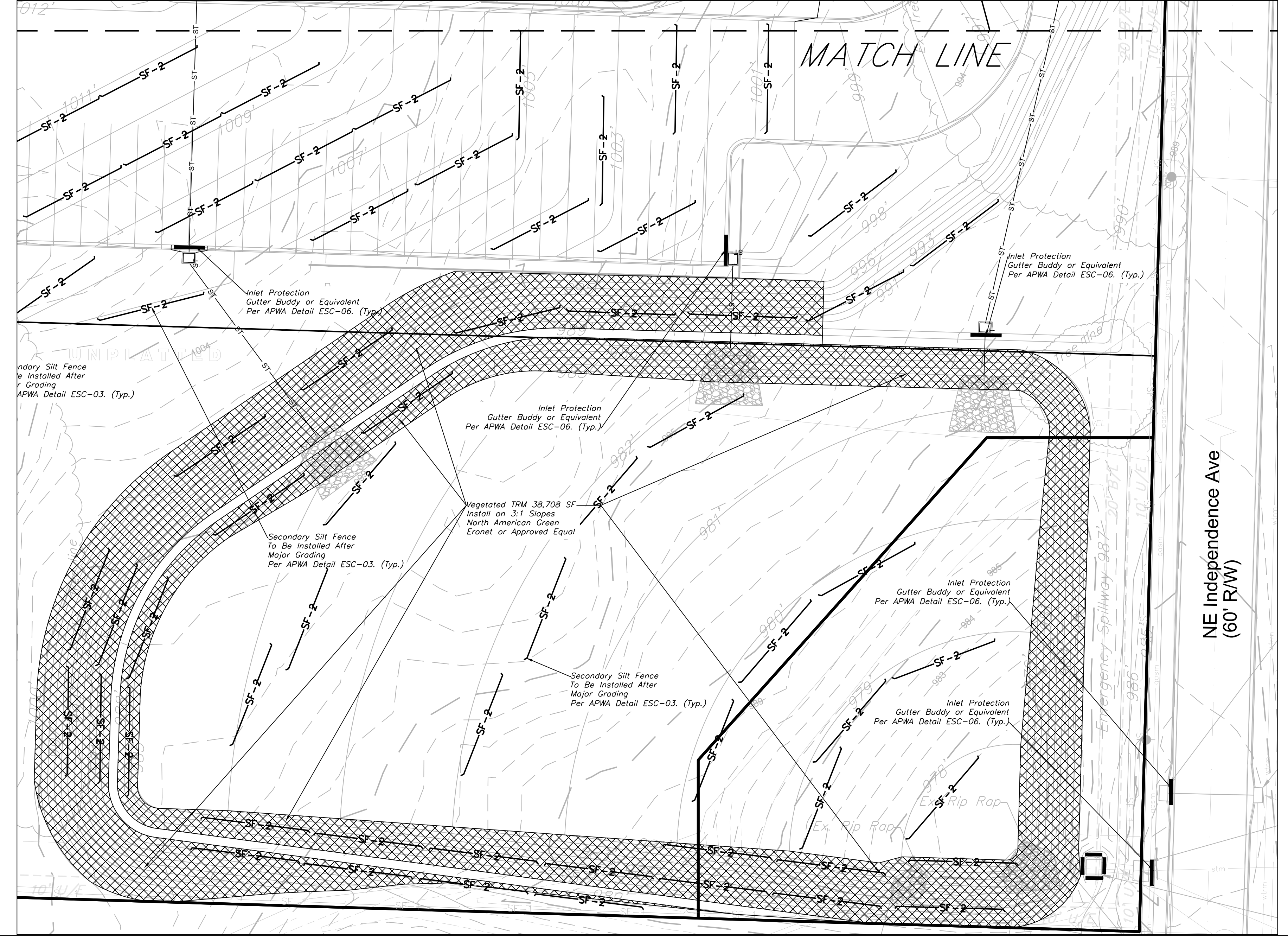
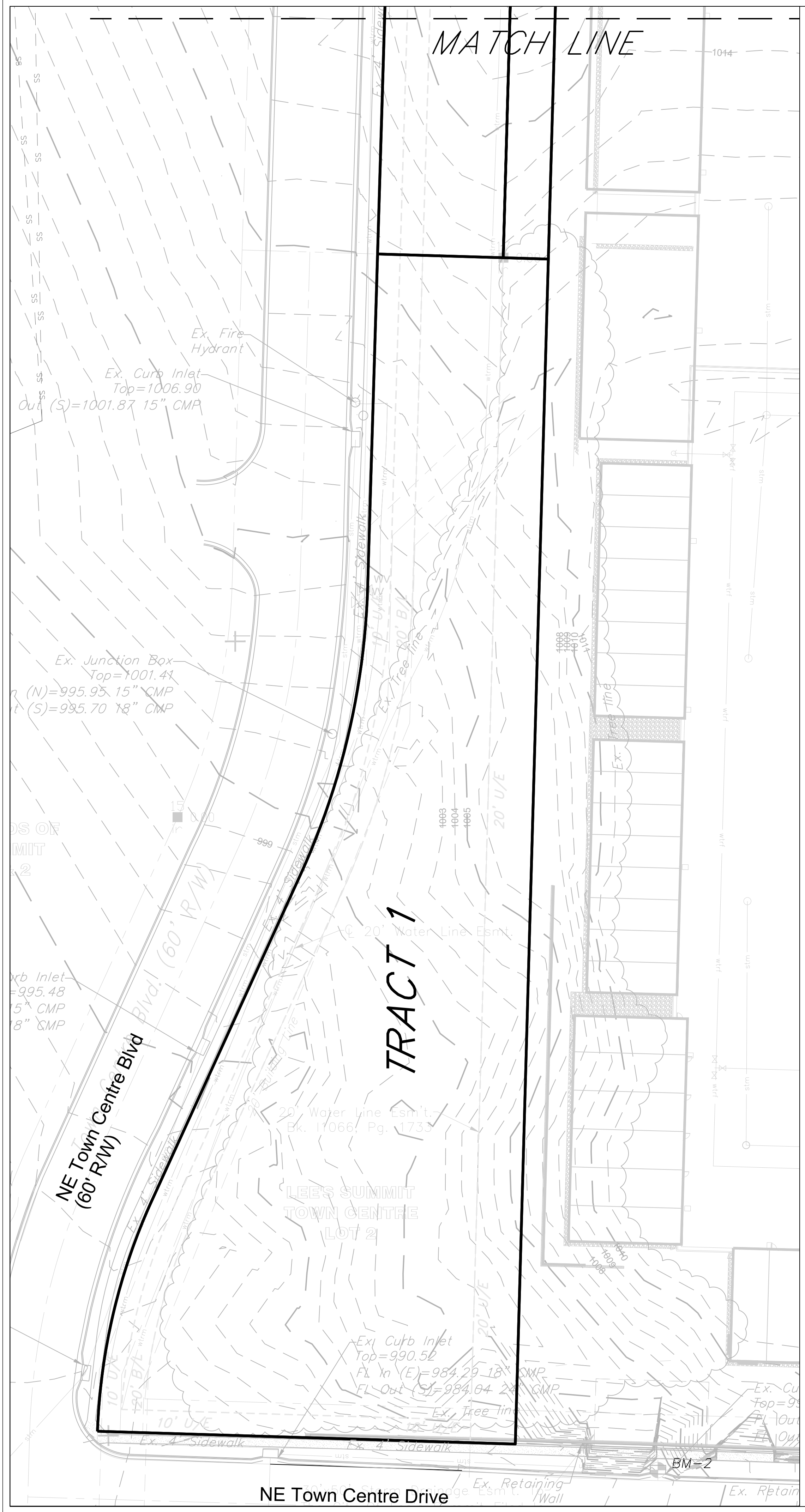
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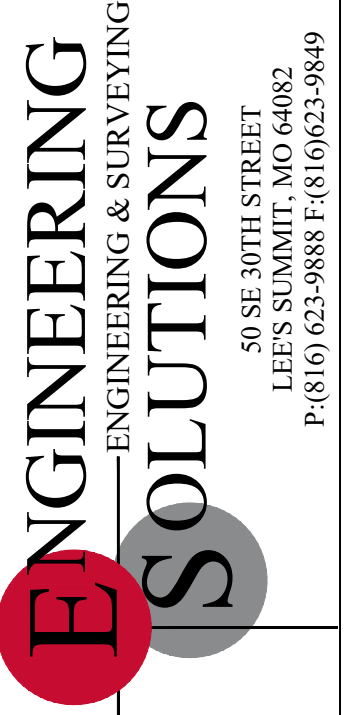
PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION —

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EROSION CONTROL DESCRIPTION:

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
 - 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2%, CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
 - 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
 - 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:

SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.

STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.

TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

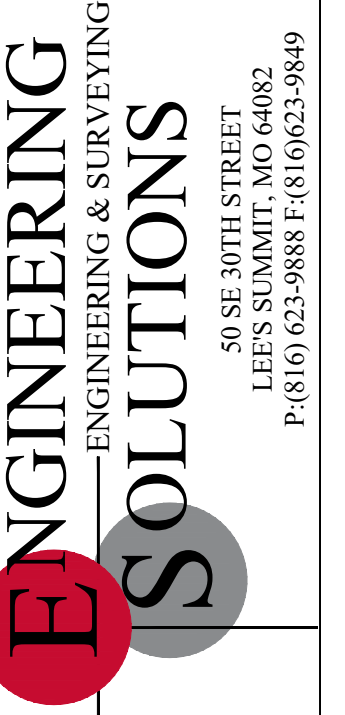
IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEATRYRGE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

- STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
- STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
- DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
- CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

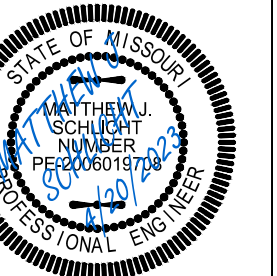


Professional Registration
 Missouri
 Engineering 200602188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
 TOWN CENTER,
 LSHO
 Issued Date:
 February 24, 2023

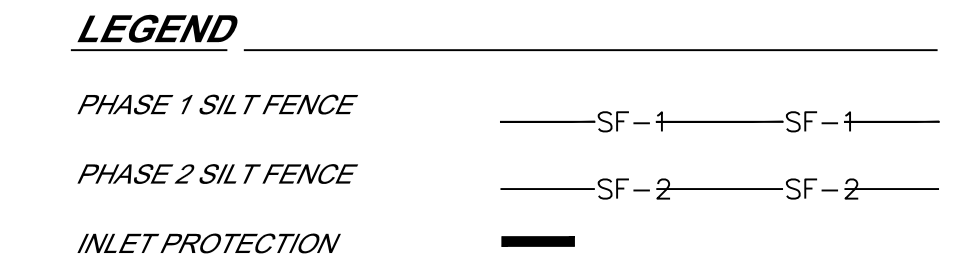
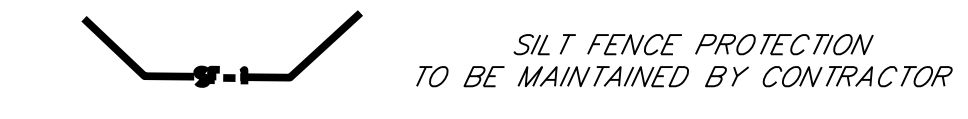
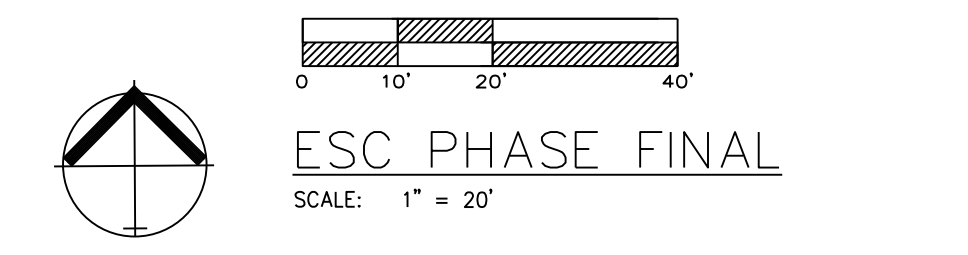
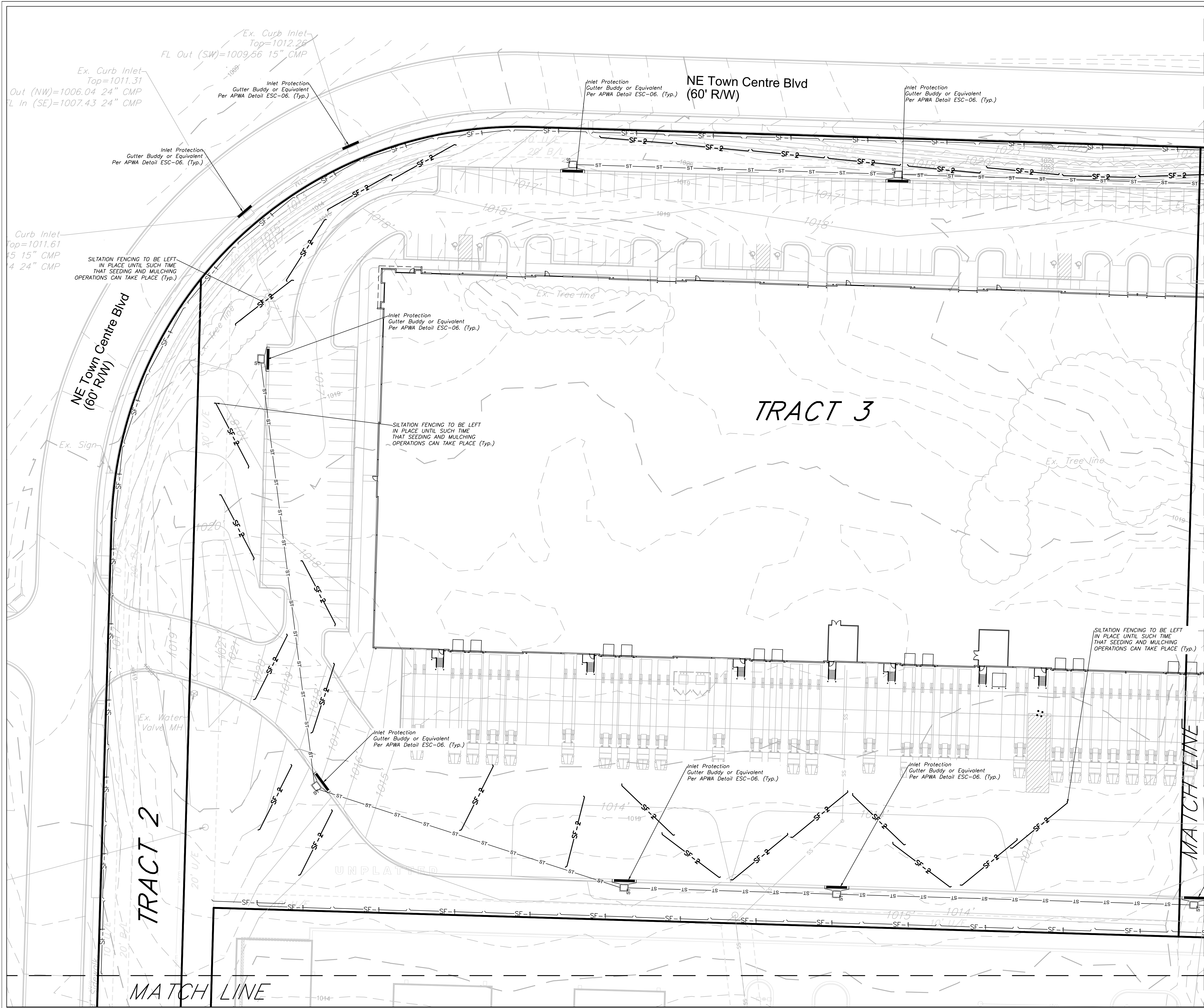
ESC PHASE 2
 Inactive Area Stabilization Notes
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

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DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

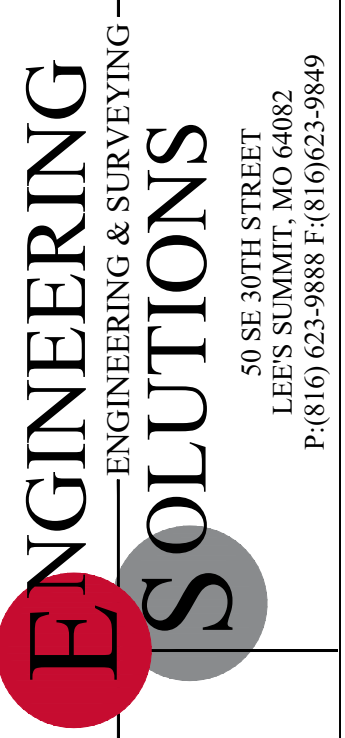
Seed and Fertilizer Rate:

Mix I - Rye Grass / Blue Grass -----
 100 lbs. per Acre
 Mix II - Tall Fescue / Blue Grass ----- 195
 lbs. per Acre
 Lime -----2000
 lbs per Acre (50 lbs. per 1000 sq. ft.)
 Fertilizer -----800
 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
 Lime - 100% of specified quantity
 Fertilizer - 75% of the specified quantity
 Seed - 50% of the specified quantity
 Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

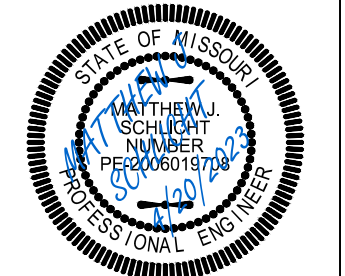
ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED



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 Missouri
 Engineering 200502188-D
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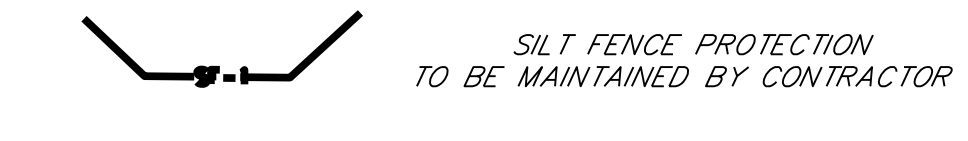
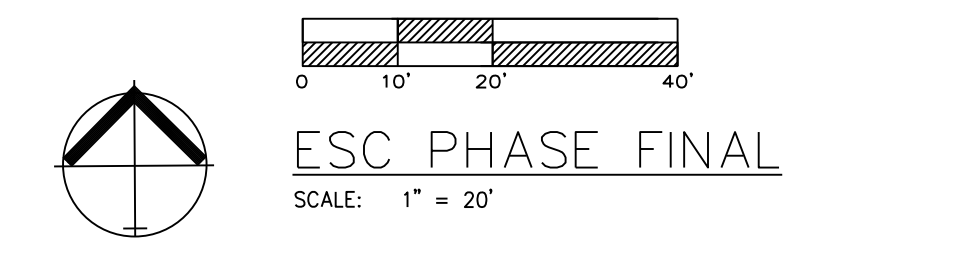
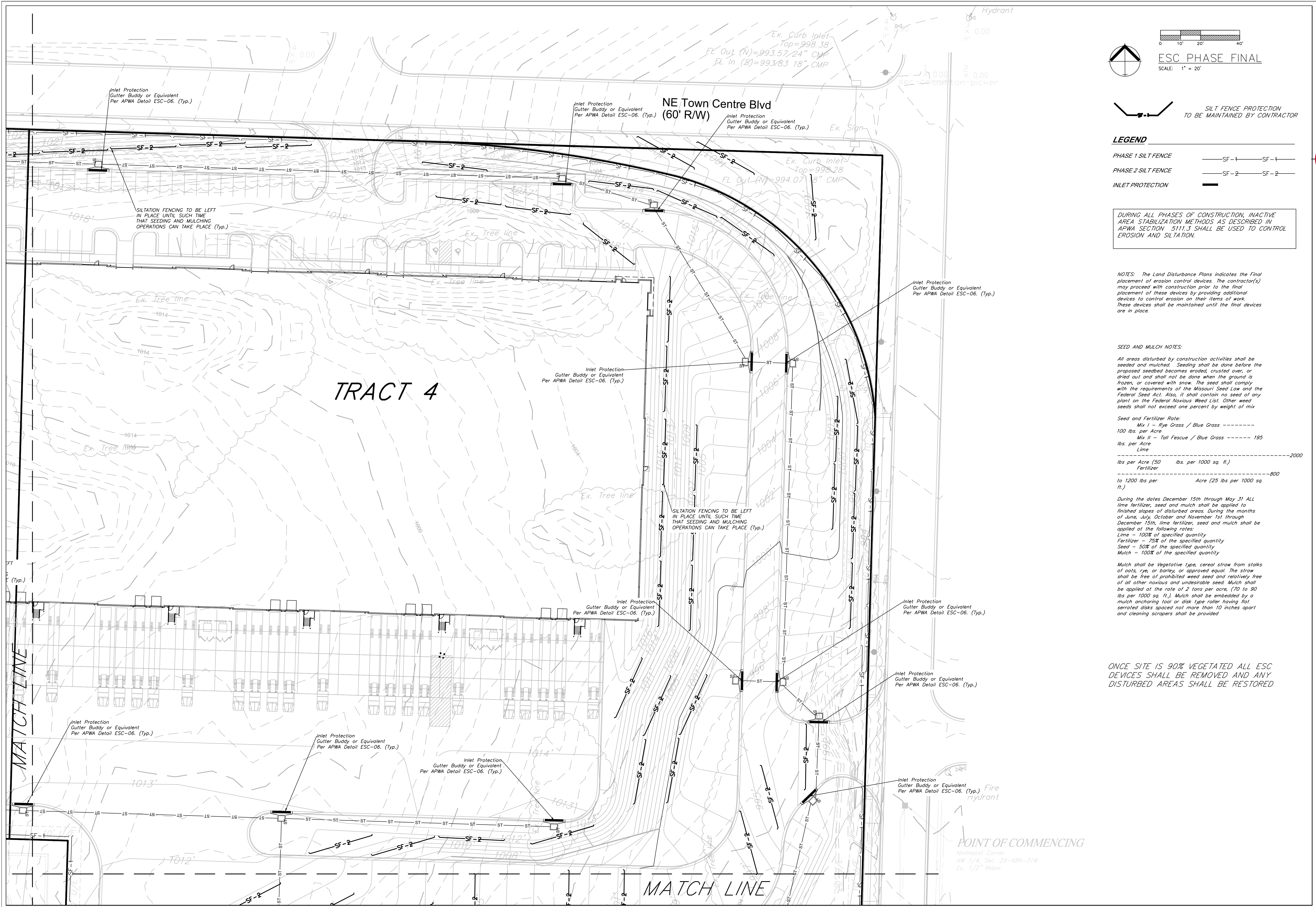
Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

ESC PHASE 3 - Final Restoration Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION —

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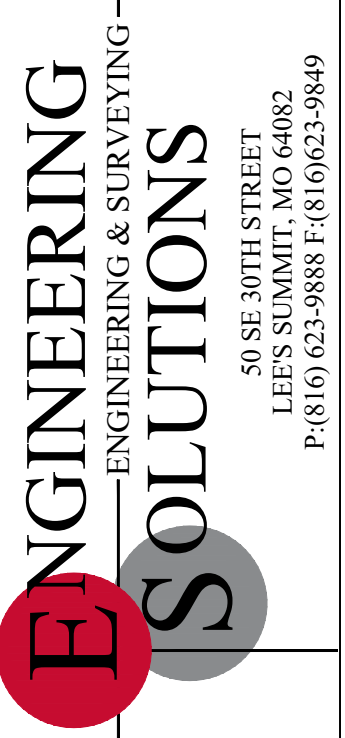
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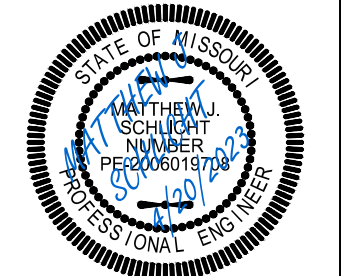


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Town Centre Logistics Lot 4 & Tract A
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

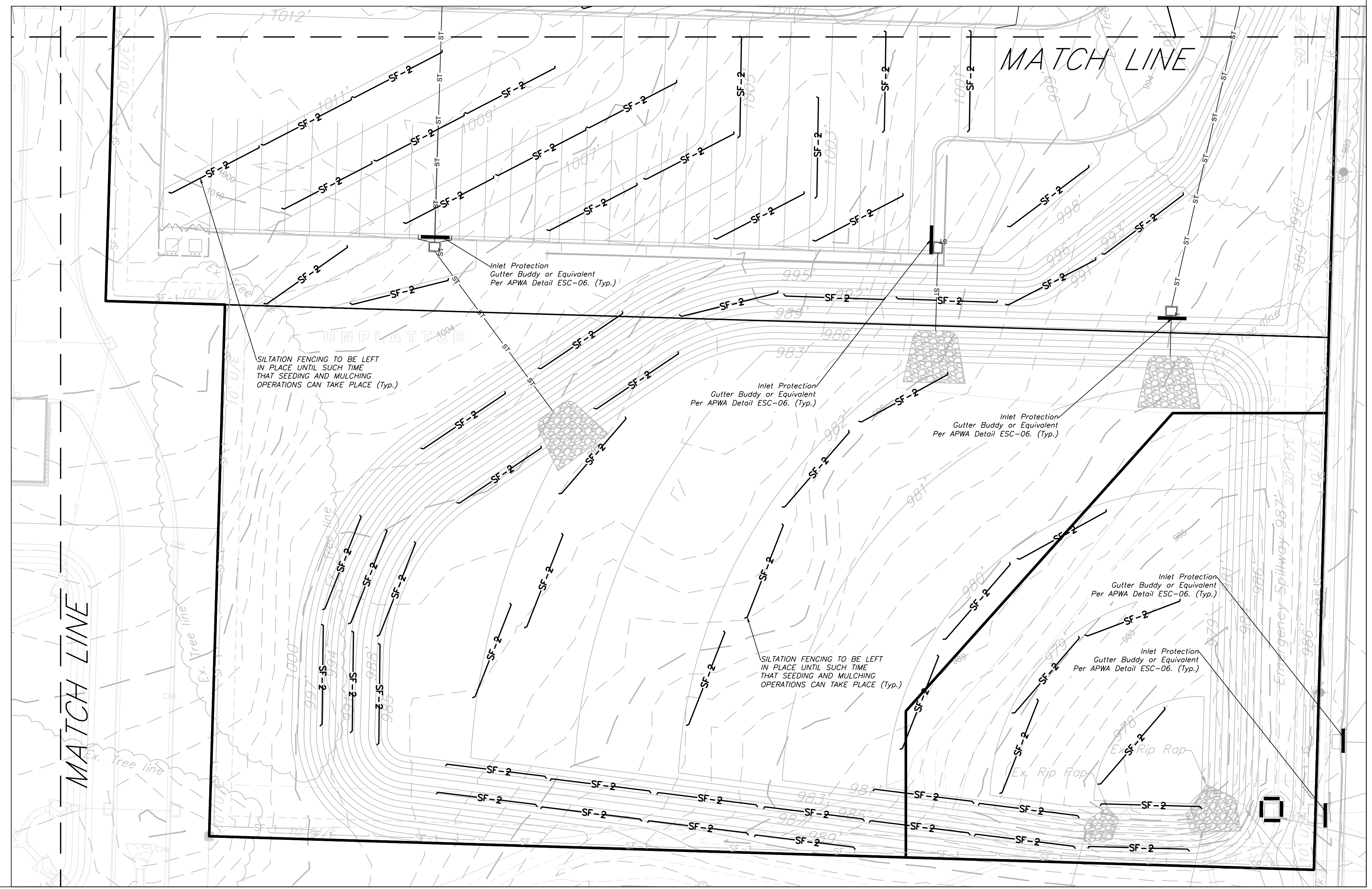
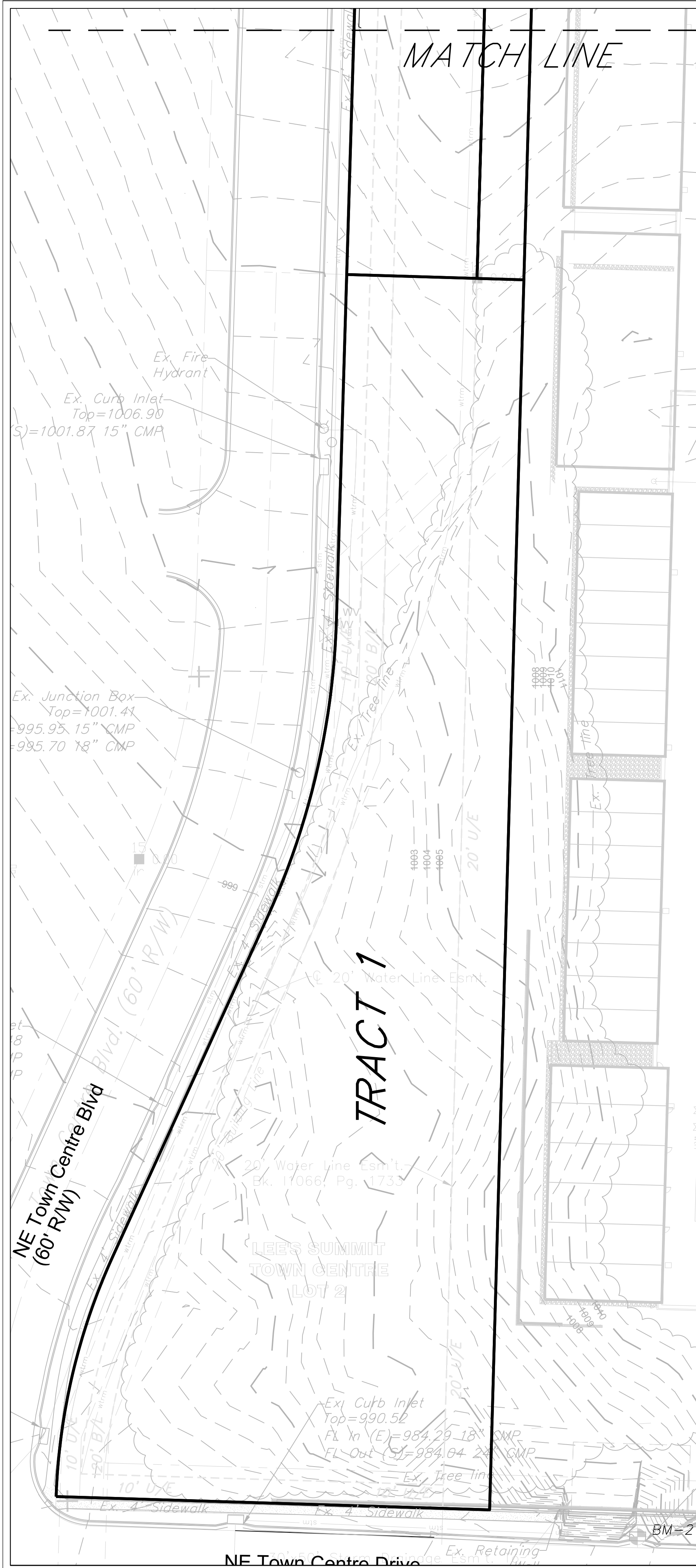
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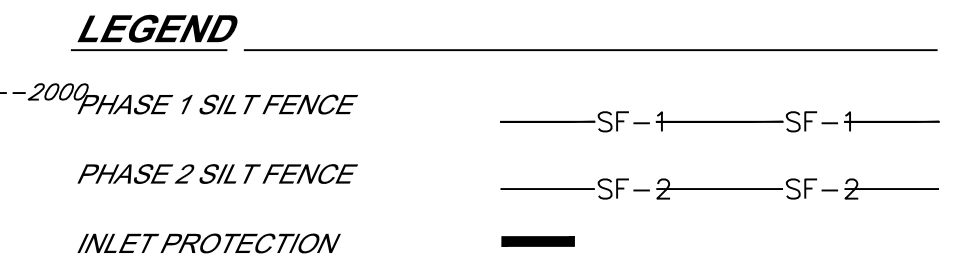
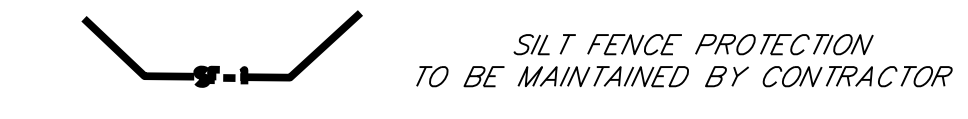
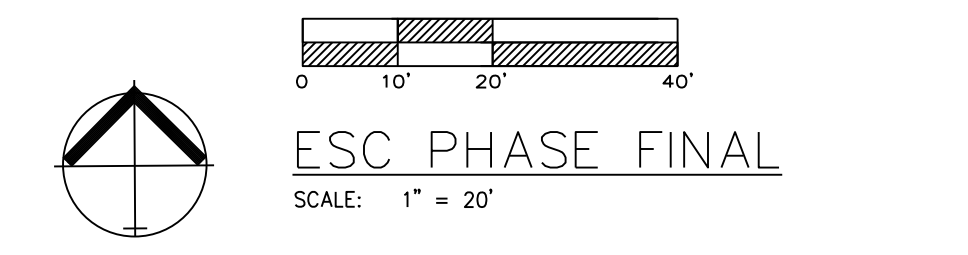
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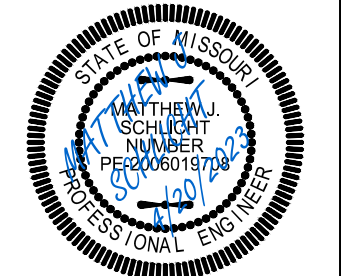
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ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEES SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

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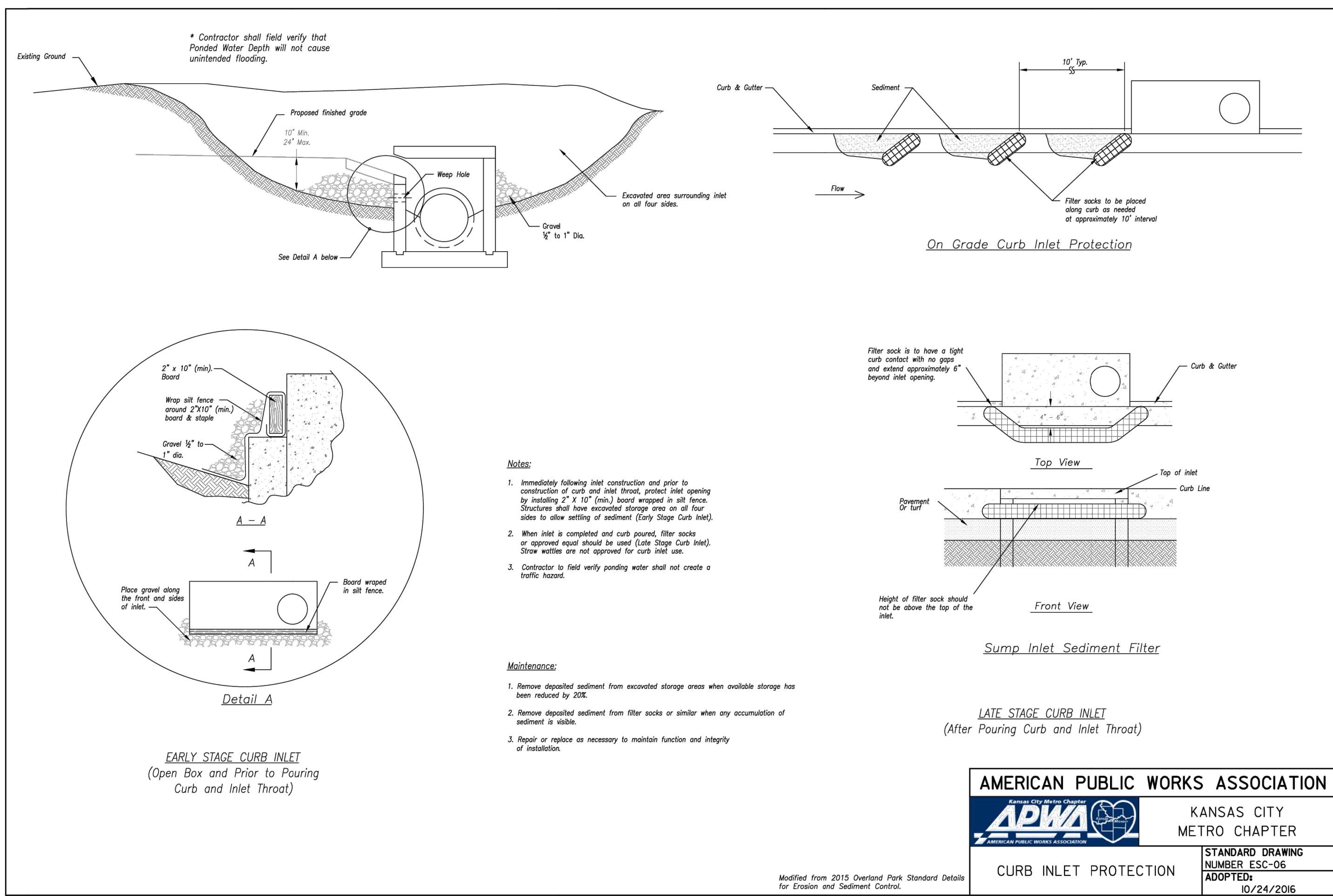
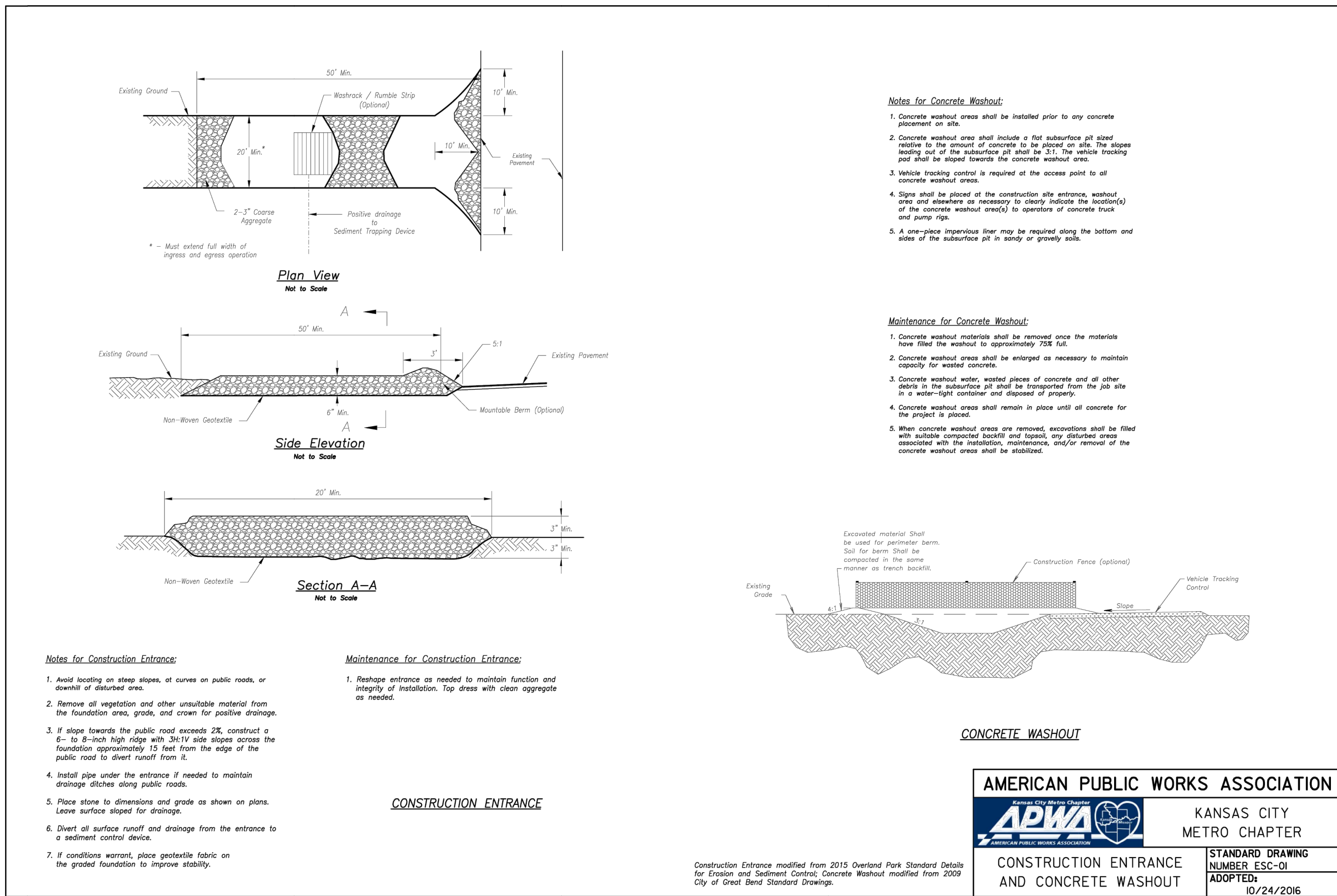
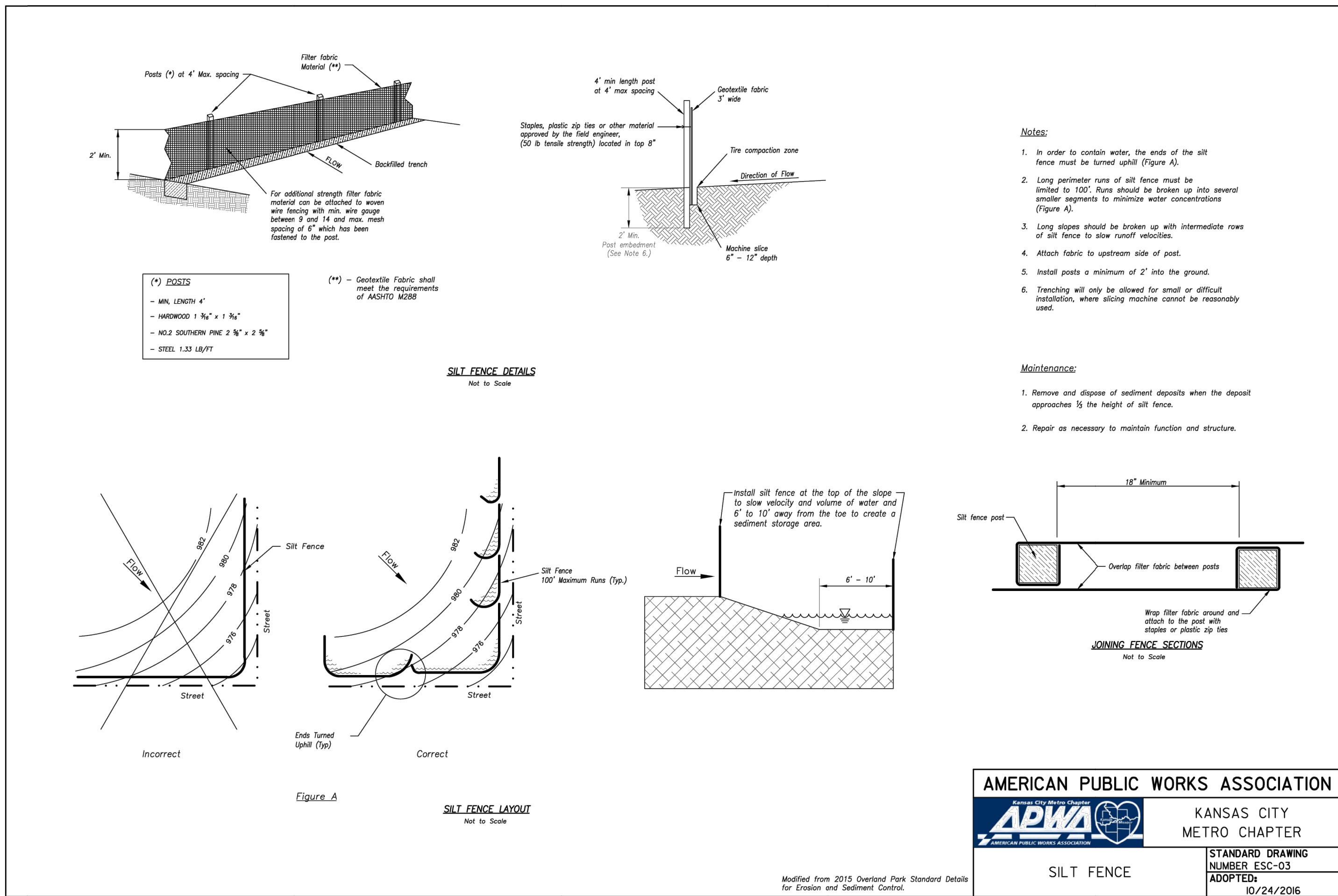
Project: Town Centre Logistics Lot 4 & Tract A
 Issue Date: February 24, 2023

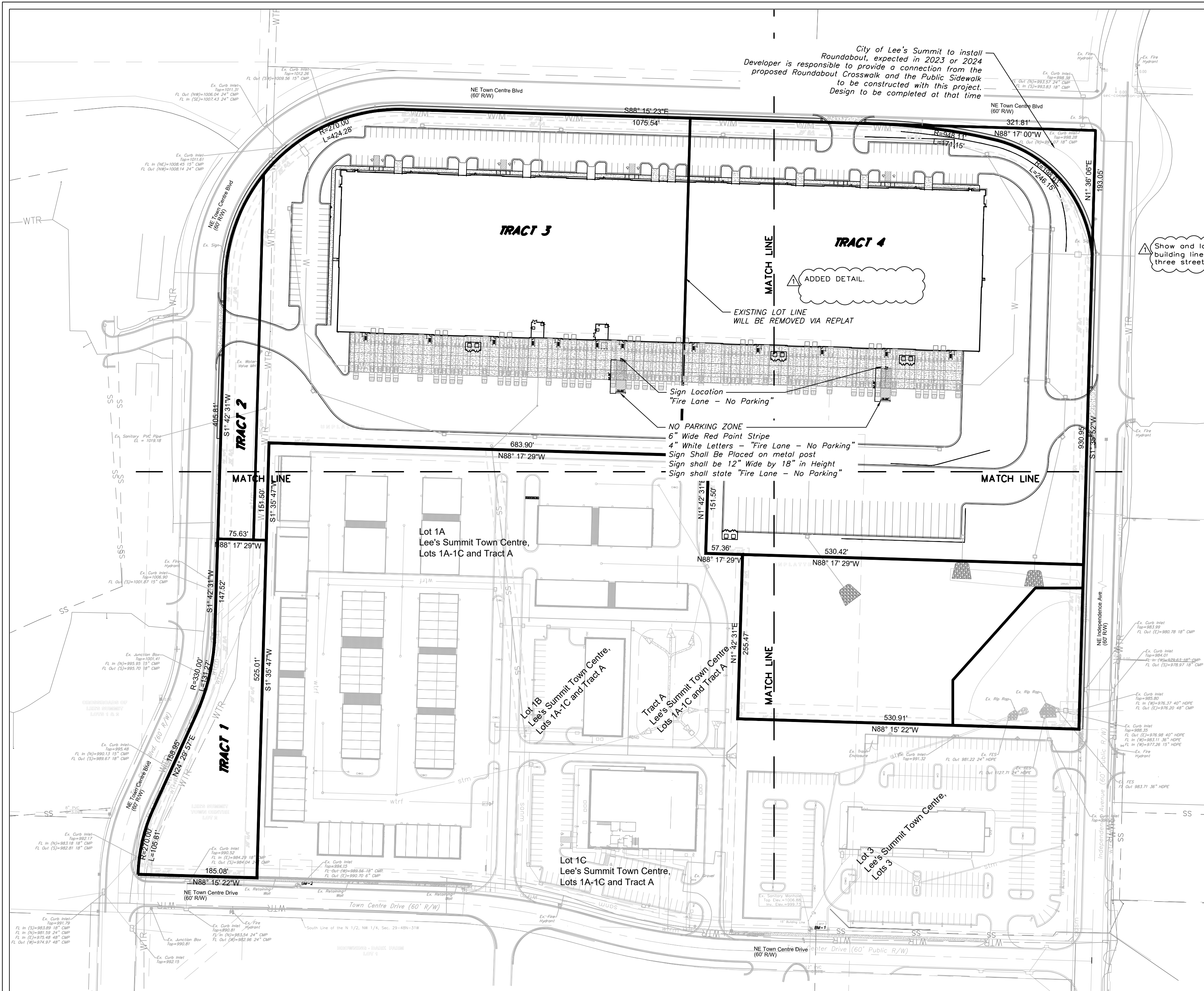
ESC PHASE 3 - Final Restoration Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
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 KS PE 19071
 OK PE 23226

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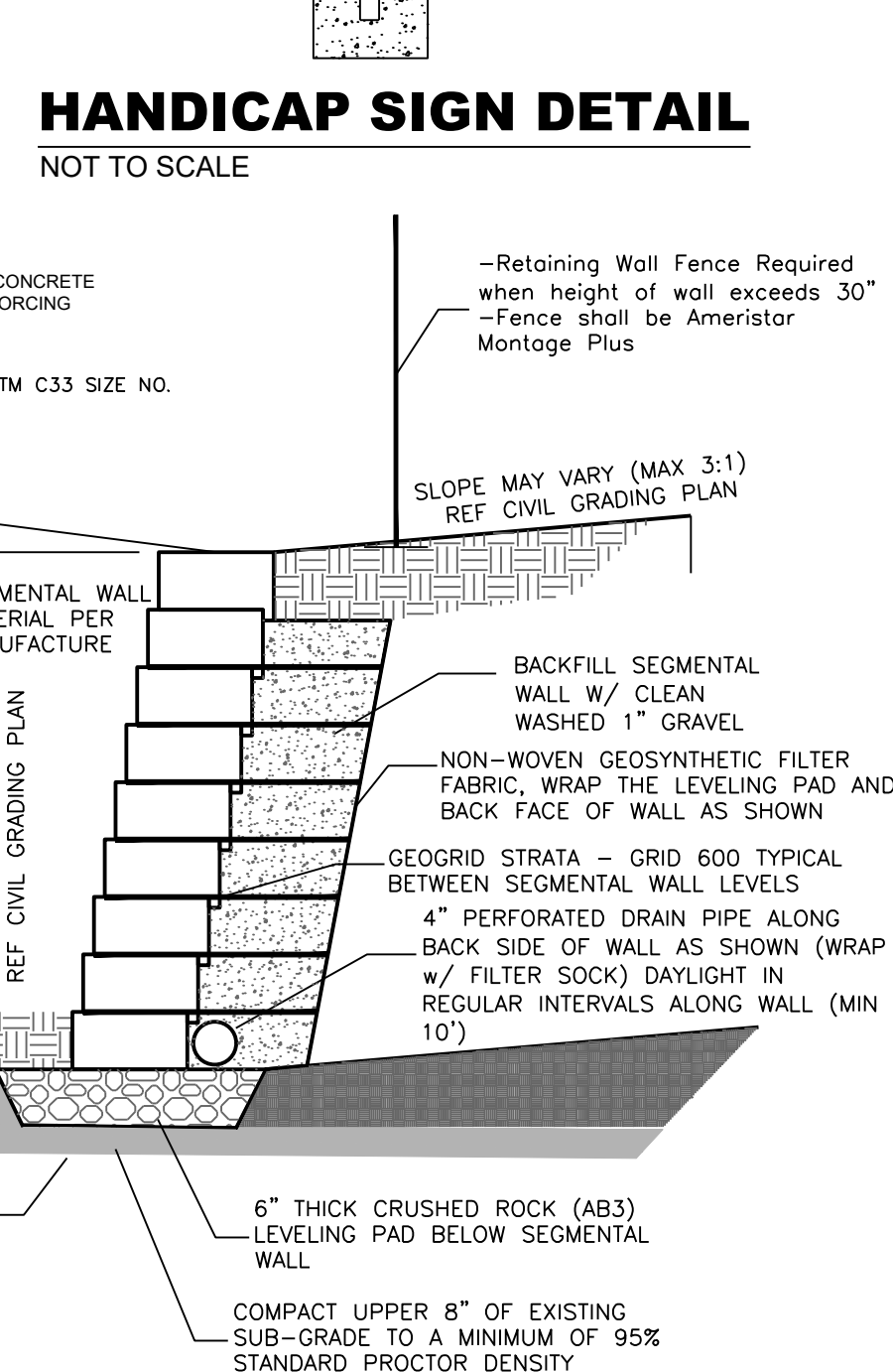
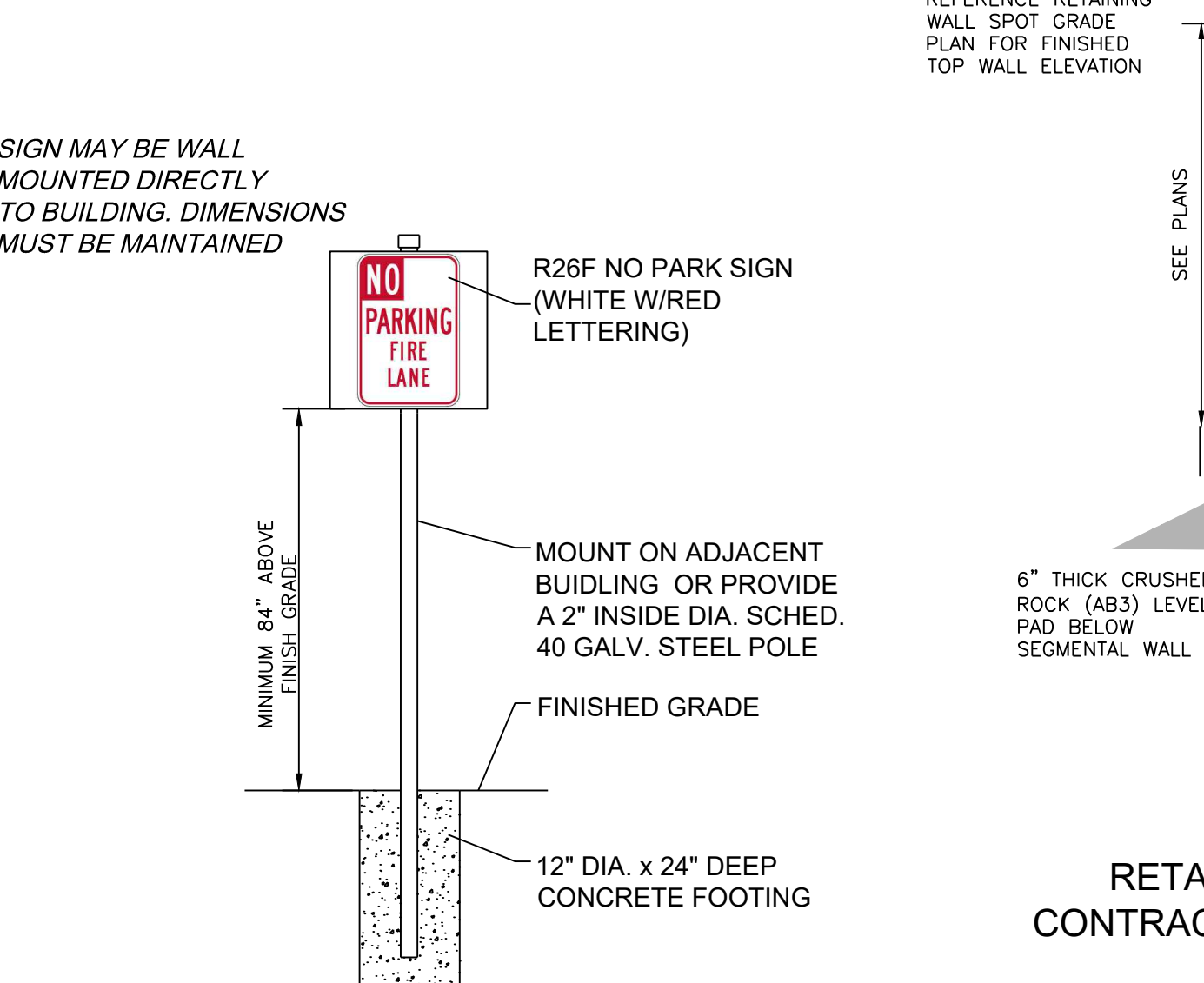
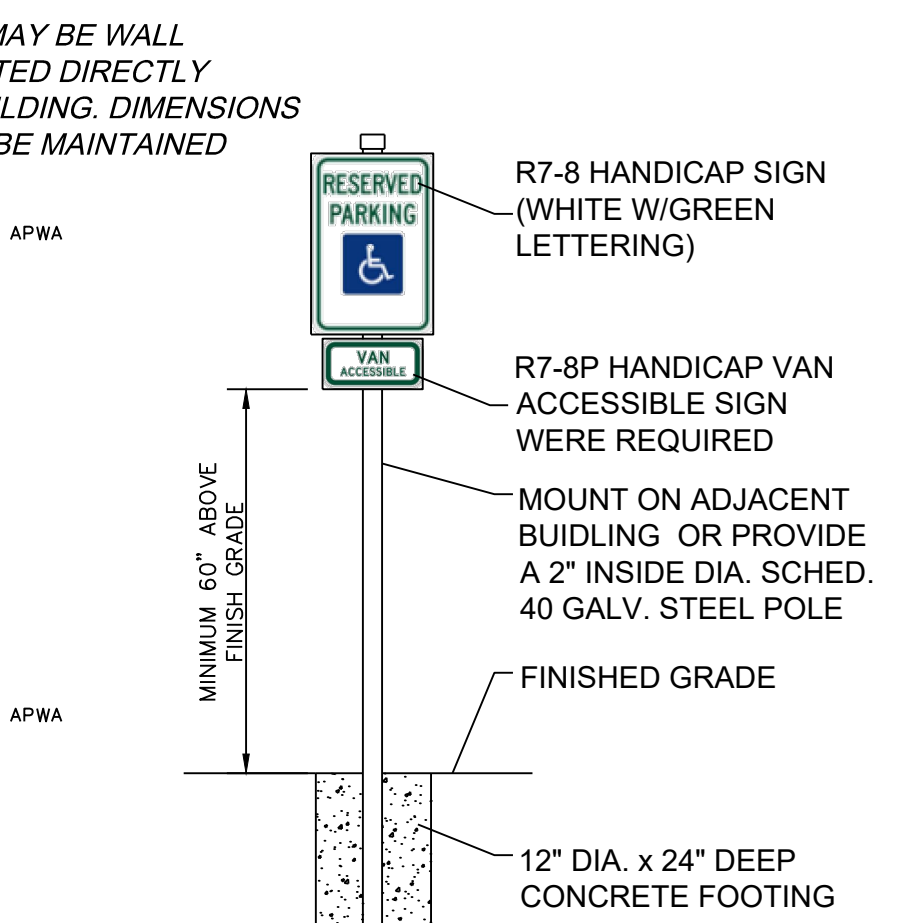
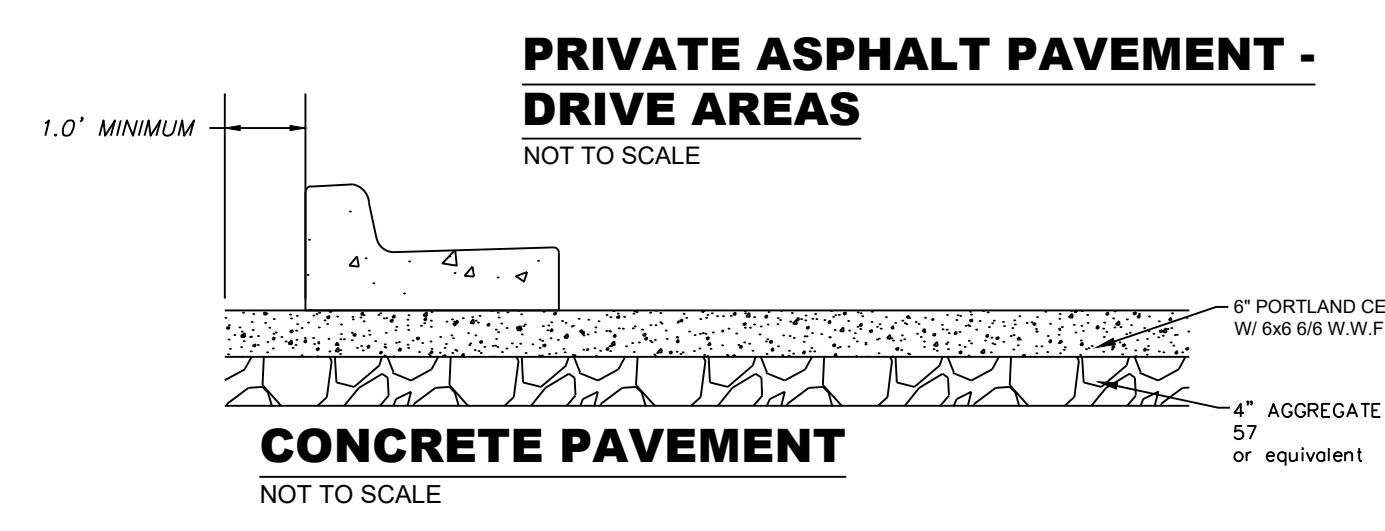
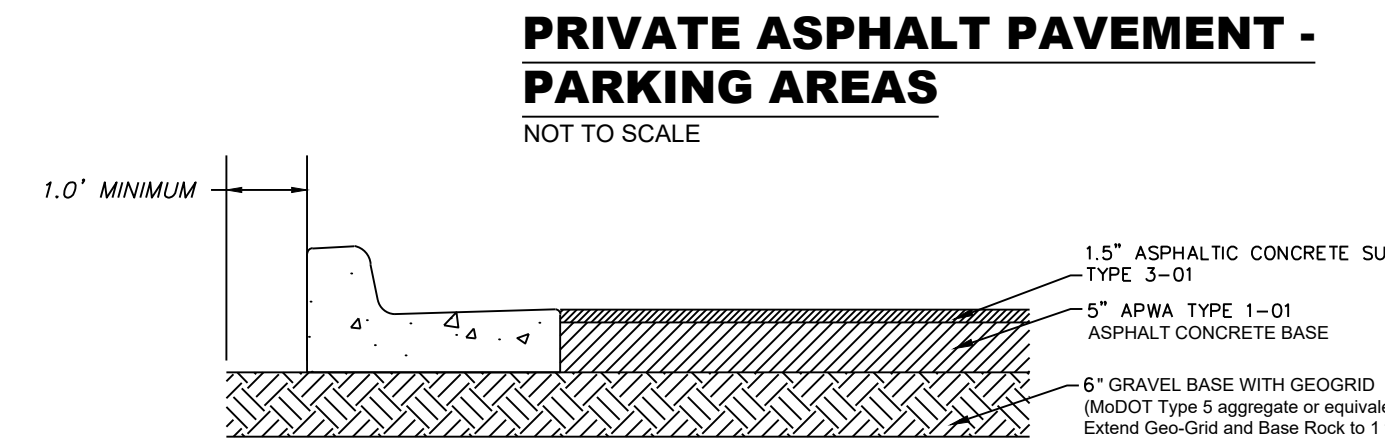
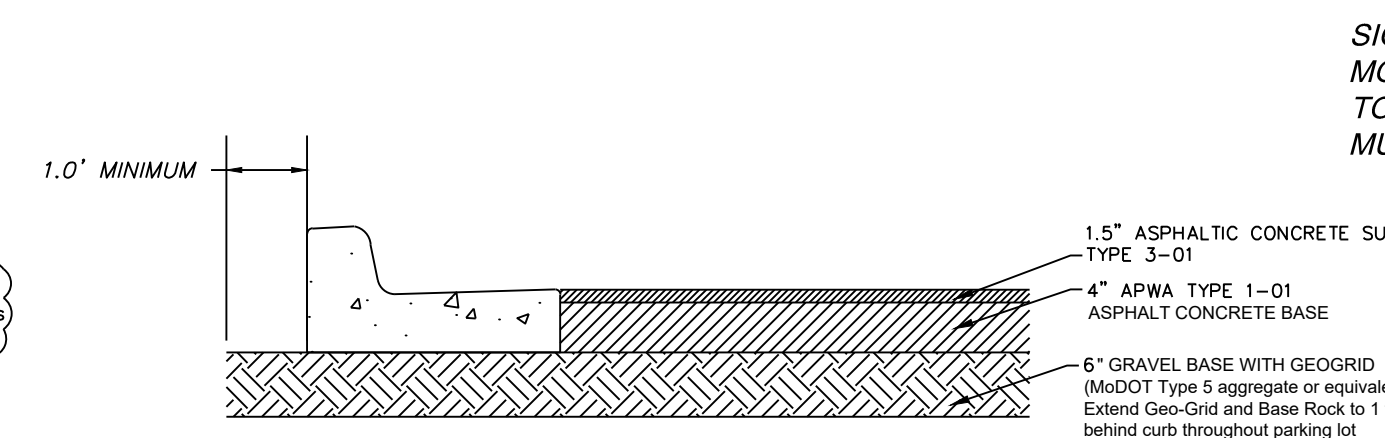
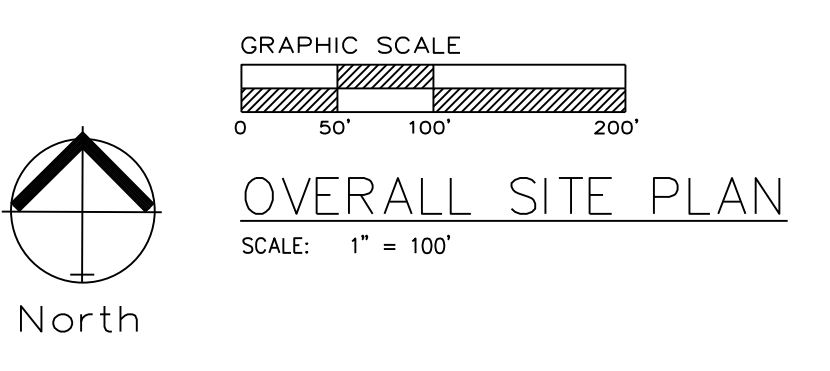


- 1.1 JOINTS**
Coordinate joint types, descriptions, and locations with Drawings. Three types of joints and tool edgings have been consolidated in this Article for consistency rather than for strict sequence of installation.
- A. General: Form construction, isolation, and contraction joints and tool edgings true to line with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.
 1. When joining existing pavement, place transverse joints to align with previously placed joints, unless otherwise indicated.
 - B. Construction Joints: Set construction joints at side and end terminations of pavement and at locations where pavement operations are stopped for more than one-half hour unless pavement terminates at isolation joints.
 1. Continue steel reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of pavement strips, unless otherwise indicated.
 - Retain subpavement below for load-transfer dowelled joints. Revise if precoated dowels are required.
 2. Dowelled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt-coat one-half of dowel length to prevent concrete bonding to one side of joint.
 - C. Isolation Joints: Form isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walks, other fixed objects, and where indicated.
 - Expansion joints are types of isolation joints. Revise spacing in first subparagraph below to suit Project or delete if not required.
 1. Locate expansion joints at intervals of **50 feet**, unless otherwise indicated.
 2. Extend joint fillers full width and depth of joint.
 3. Terminate joint filler not less than 1/2 inch or more than 1 inch below finished surface if joint sealant is indicated.
 4. Place top of joint filler flush with finished concrete surface if joint sealant is not indicated.
 5. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
 6. Protect top edge of joint filler during concrete placement with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.
 - Edging is included in this Article for its similarity to jointing. Timing of edging after initial floating is critical.
 - D. Edging: Tool edges of pavement, gutters, curbs, and joints in concrete after initial floating with an edging tool to a 1/4-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on concrete surfaces.

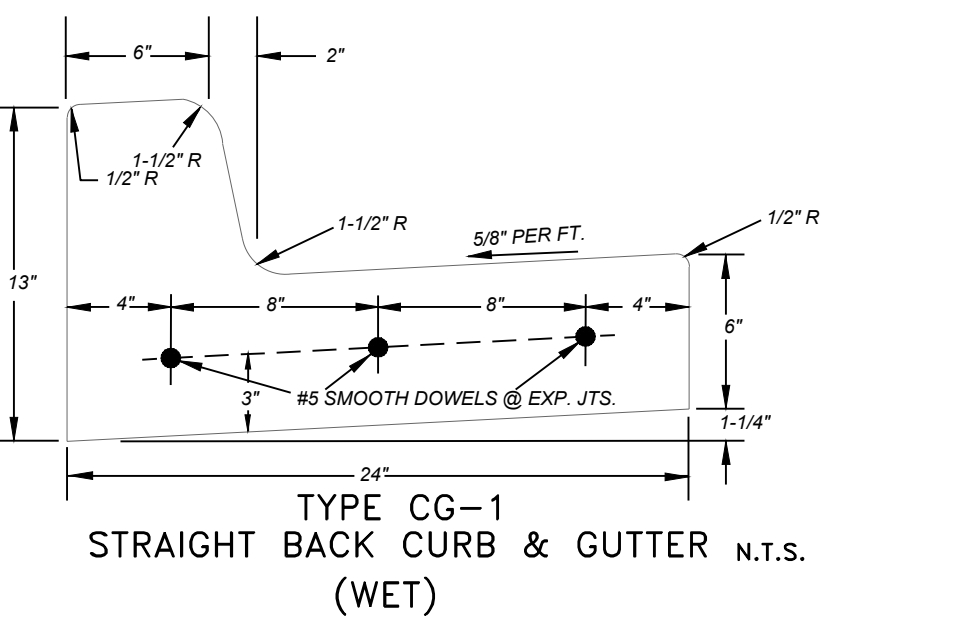


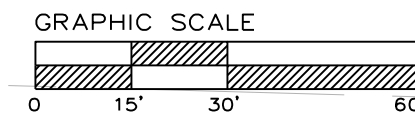
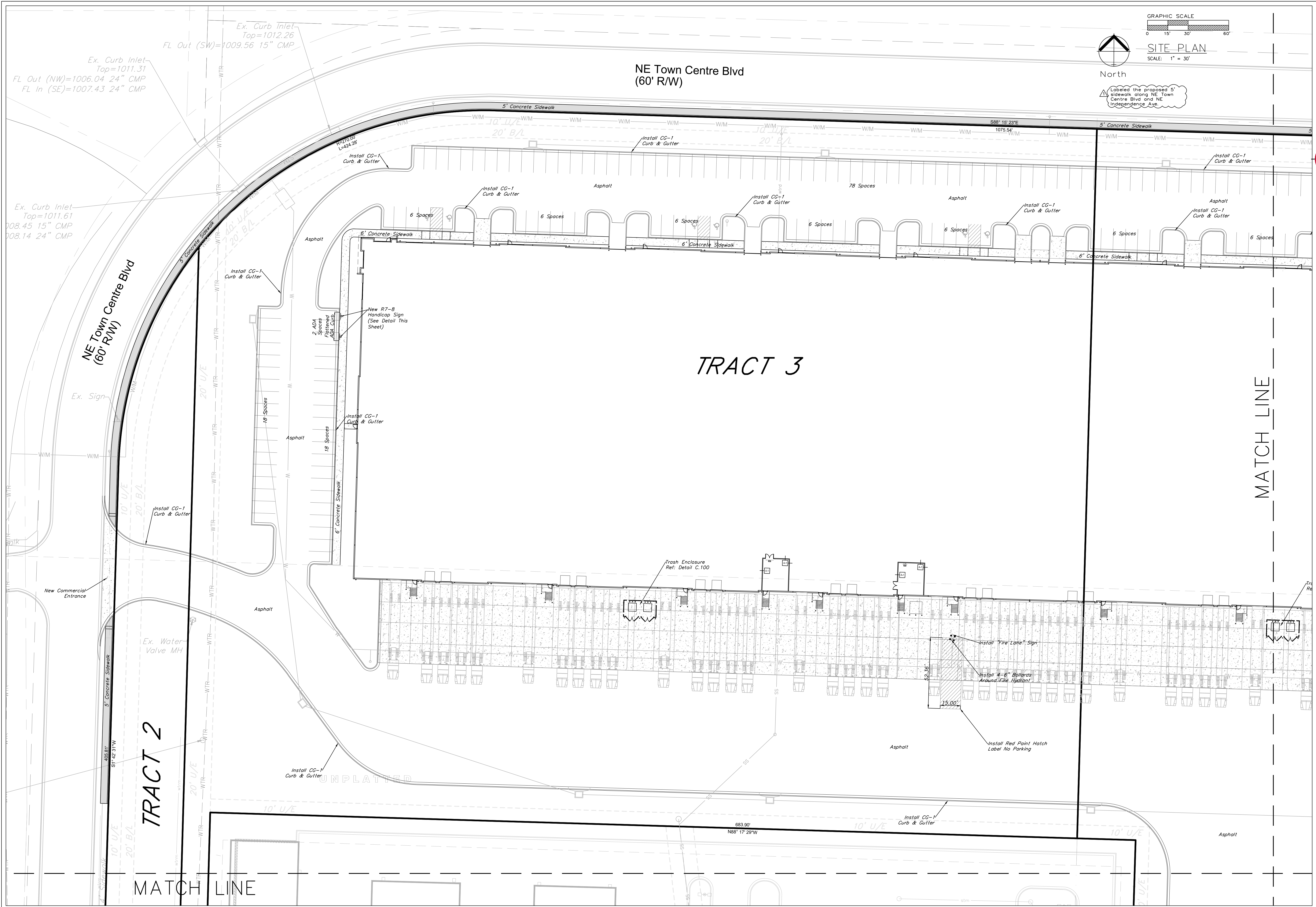
EXTERIOR ELEVATION TRASH ENCLOSURE - FRONT ELEVATION

Notes:
 - Trash enclosures shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
 - Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.



RETAINING WALL DESIGN DETAILS
CONTRACTOR TO HAVE RETAINING WALLS DESIGNED BY OTHERS





SITE PLAN
SCALE: 1" = 30'

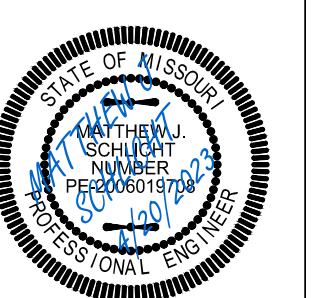
Labelled the proposed 5' sidewalk along NE Town Centre Blvd and NE Independence Ave



Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500519-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

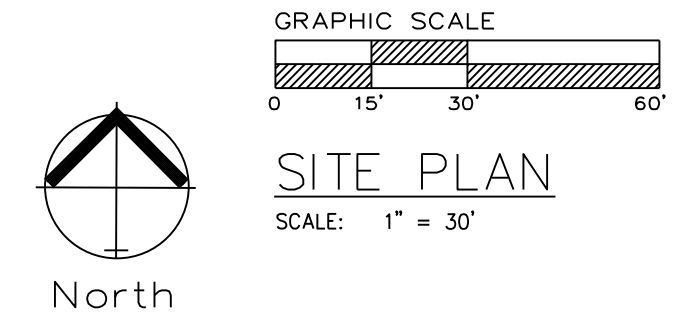
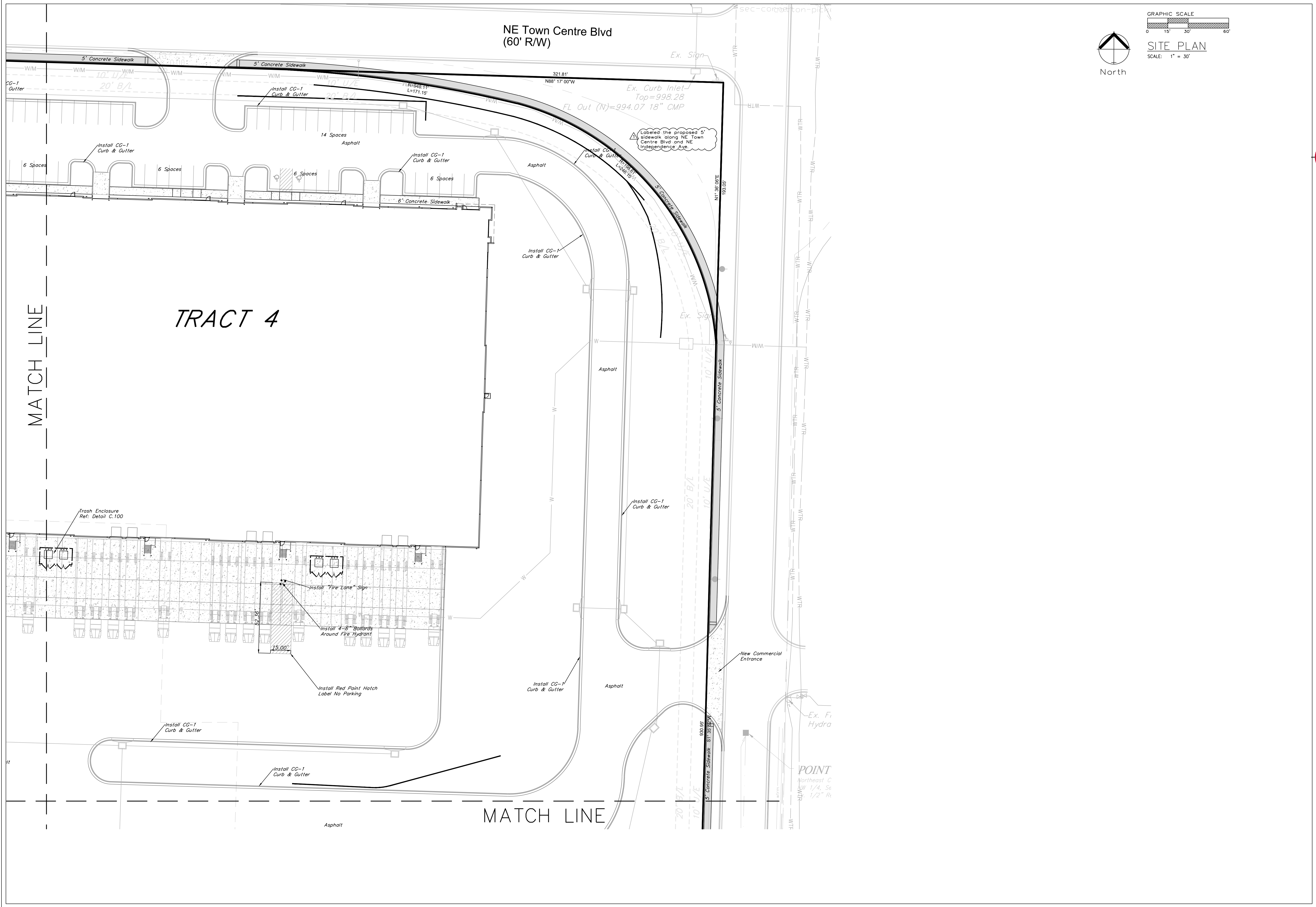
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Site Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

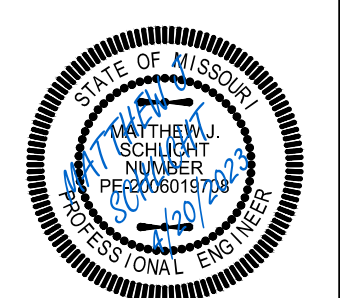
REVISIONS
REV. 4/20/2023



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

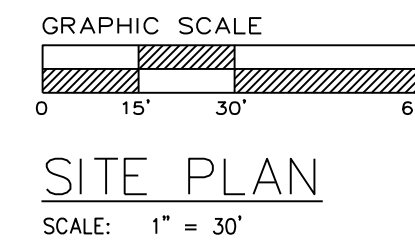
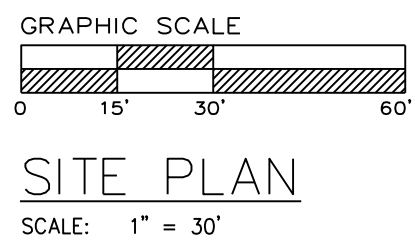
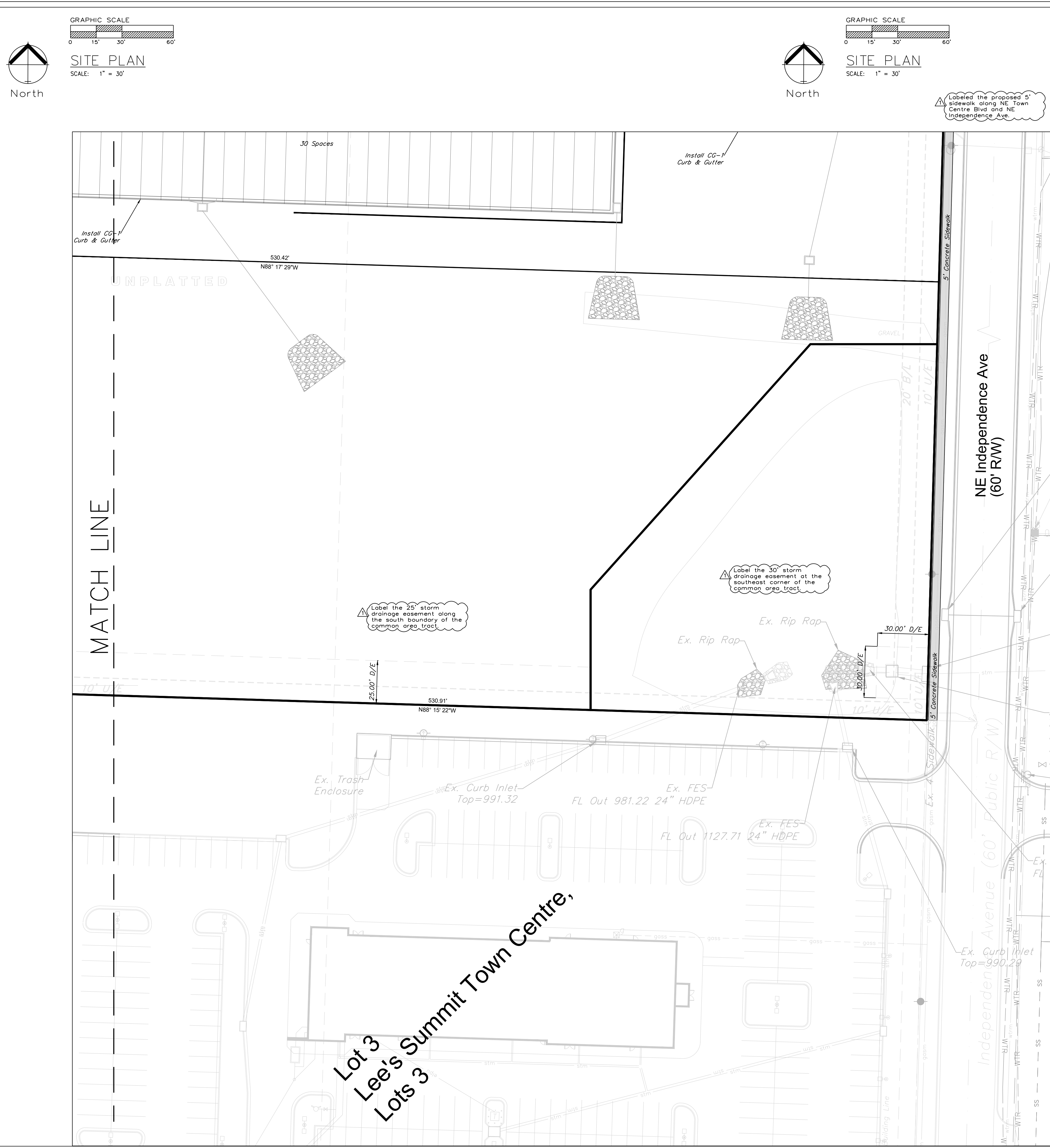
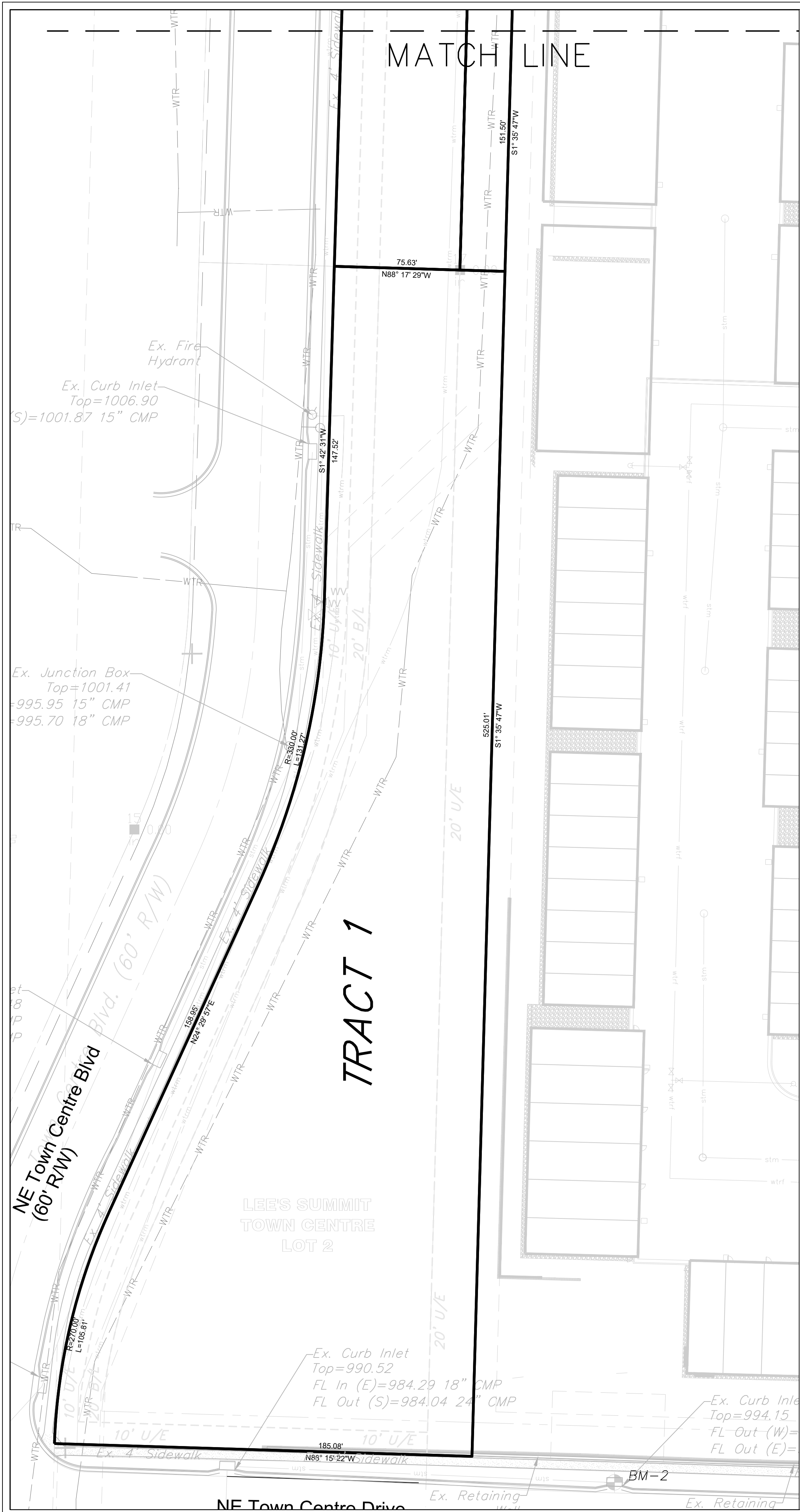
Site Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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Label the proposed 5' sidewalk along NE Town Centre Blvd and NE Independence Ave.

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Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1698
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: TOWN CENTER, LSHO
Issue Date: February 24, 2023

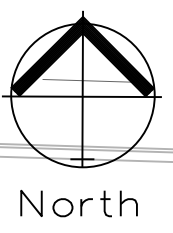
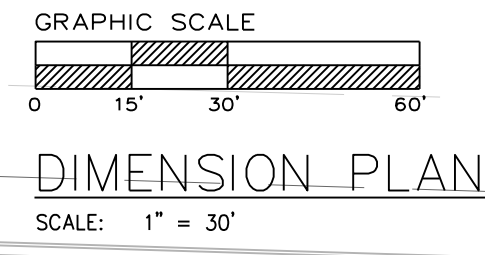
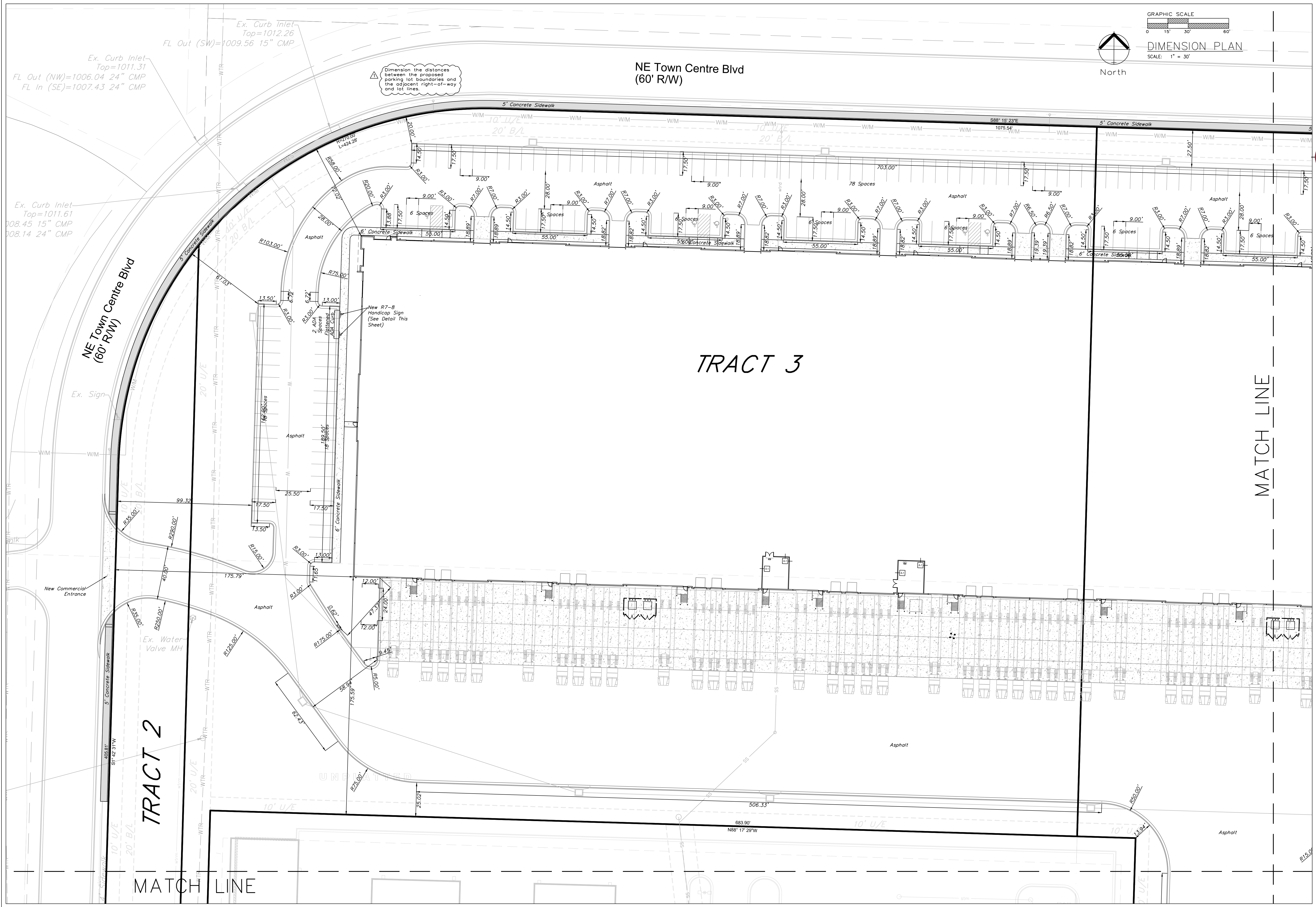
Site Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 4/20/2023

C.103



Dimension the distances between the proposed parking lot boundaries and the adjacent right-of-way and lot lines.

TRACT 3

TRACT 2

MATCH LINE

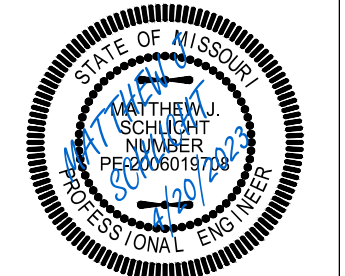
MATCH LINE



Professional Registration
 Missouri
 Engineering 200602188-D
 Surveying 2005030319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

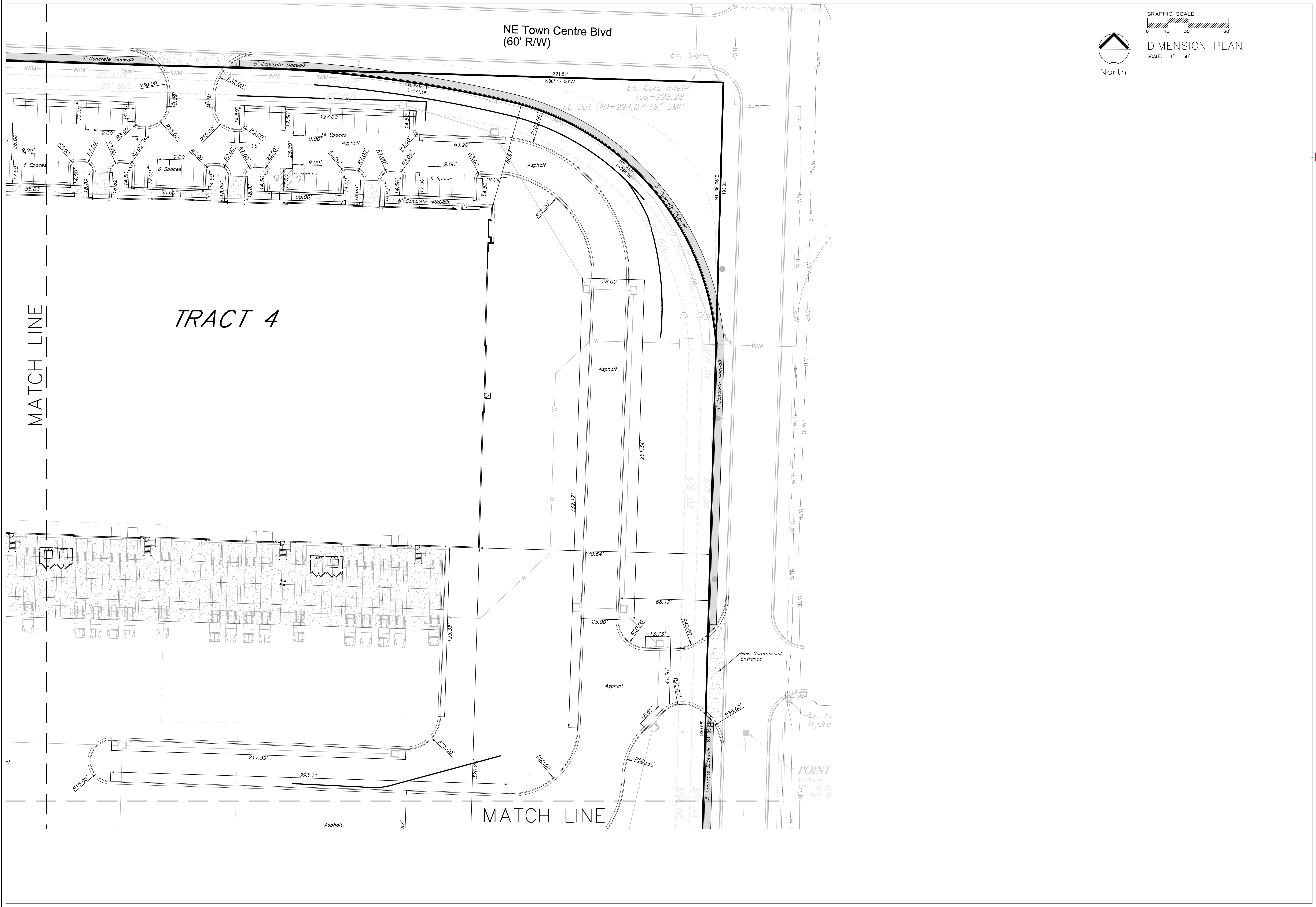
Project:
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 Issue Date:
 February 24, 2023

Dimension Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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 OK PE 25226

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 REV. 4/20/2023

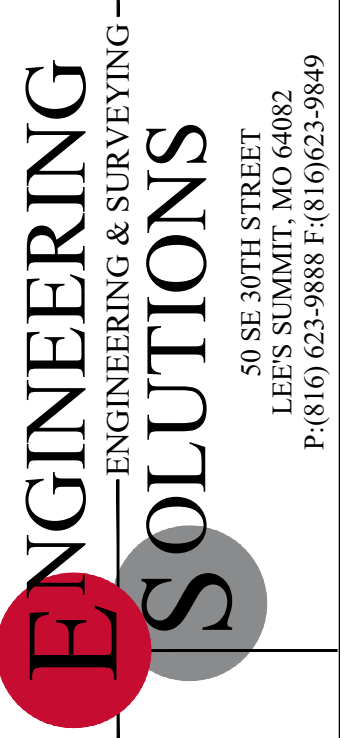
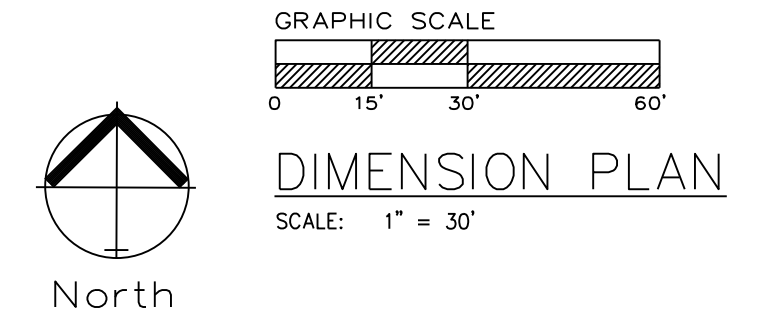


NE Town Centre Blvd
(60' R/W)

TRACT 4

MATCH LINE

MATCH LINE



Professional Registration
Missouri
Engineering 200502168-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

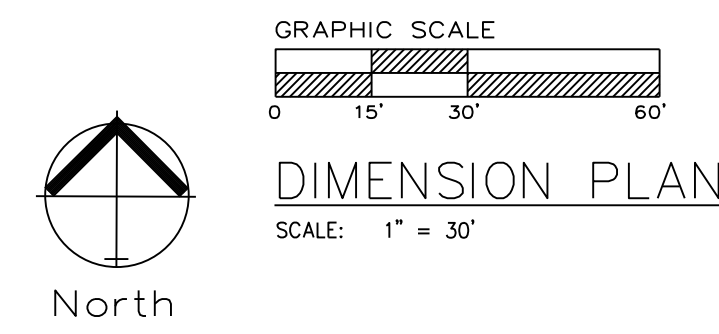
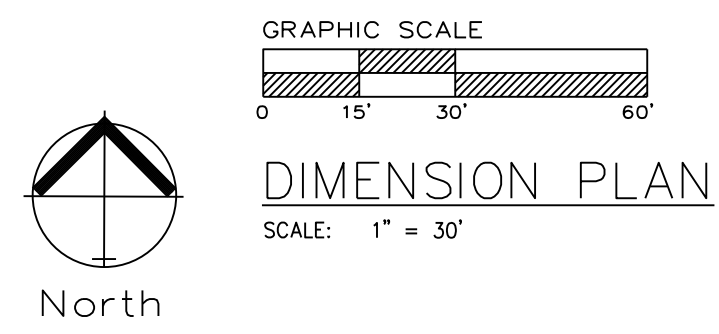
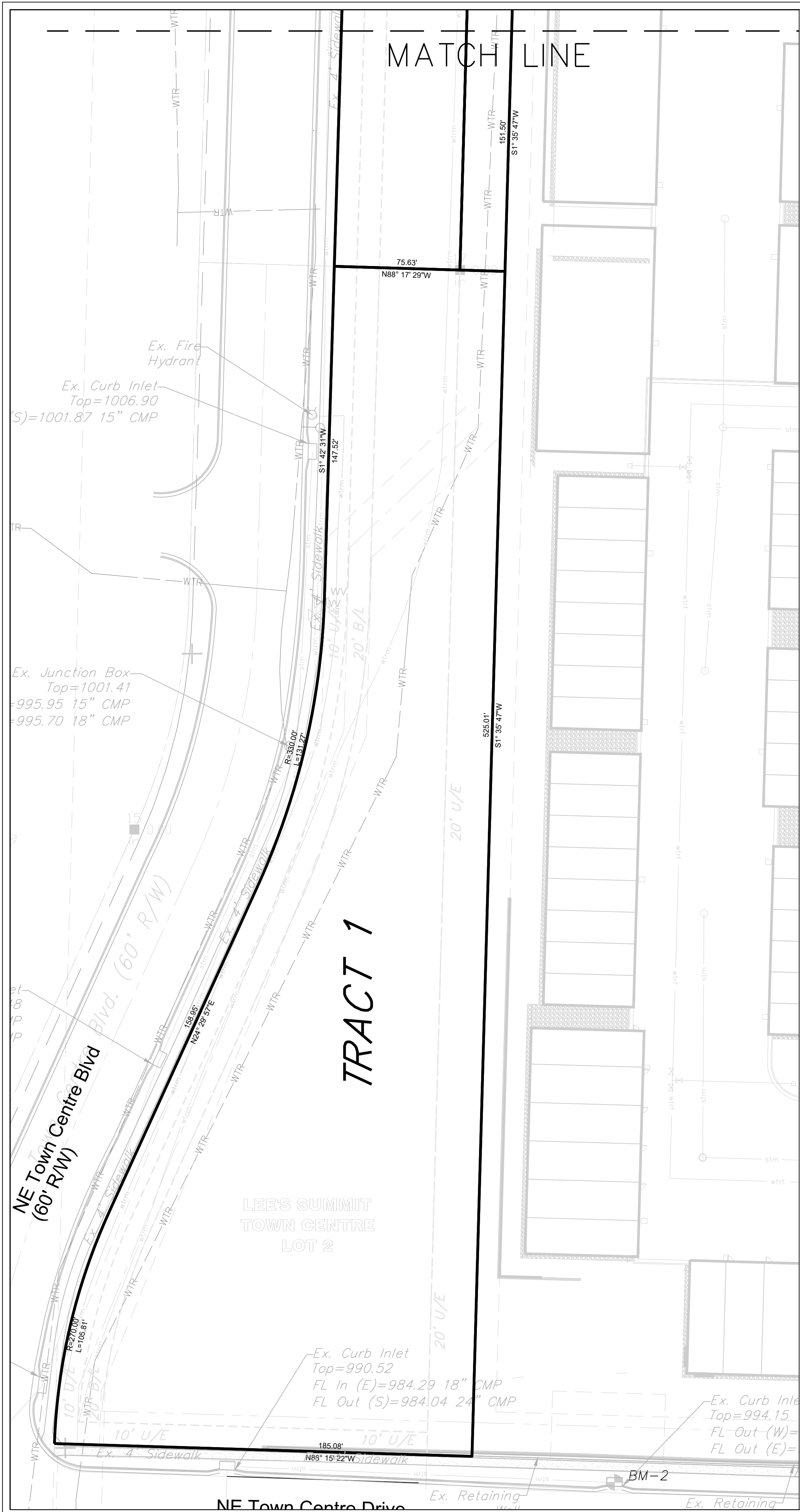
Dimension Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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KS PE 19071
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Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

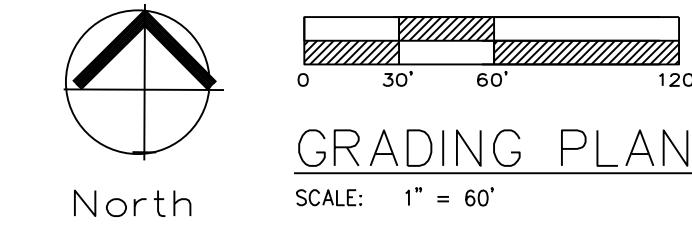
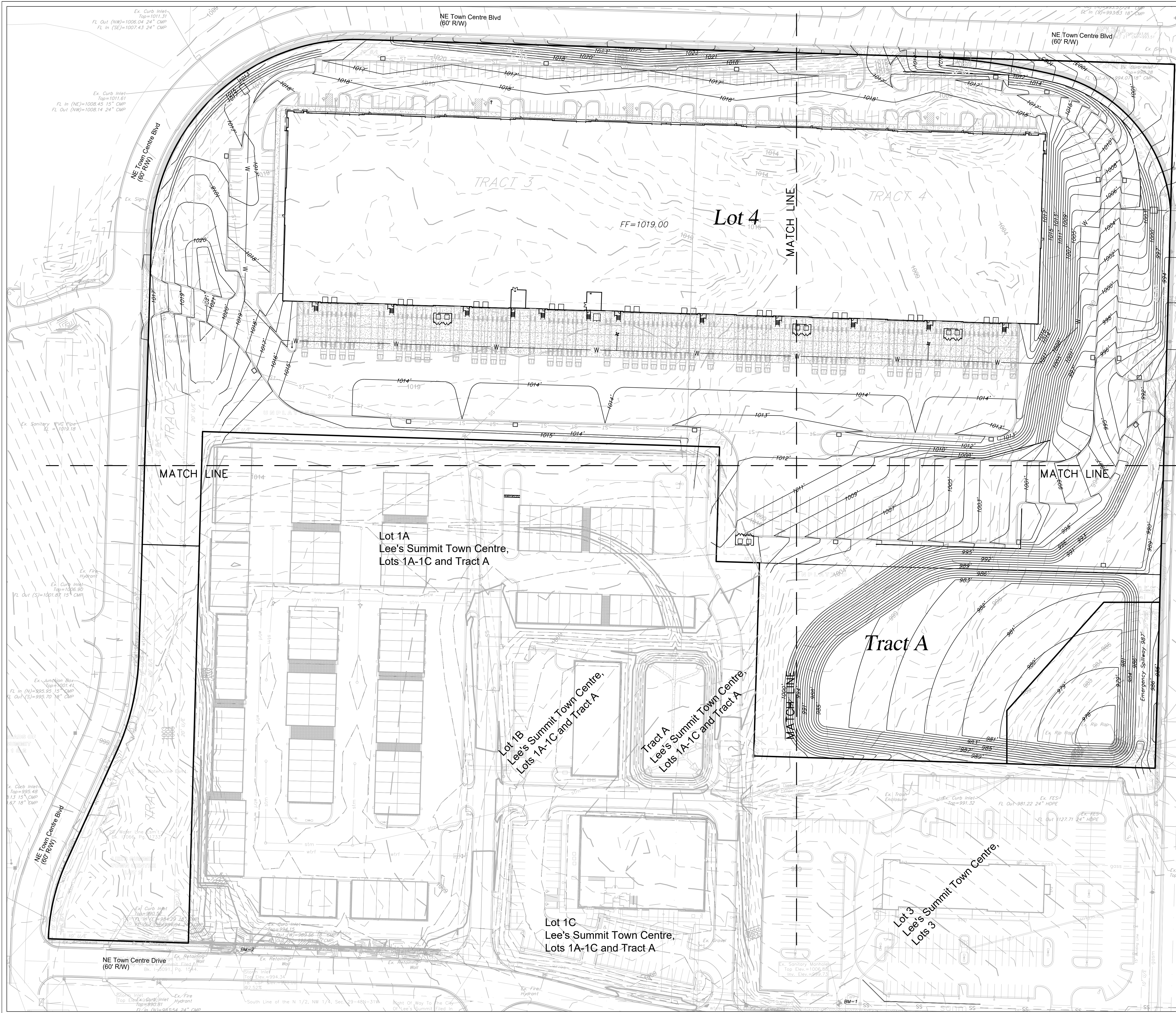
Project: TOWN CENTER, LSHO
Issue Date: February 24, 2023

Dimension Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

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OK PE 25228

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REV. 4/20/2023

C.106



Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 2005030519-D
 Kansas
 Engineering E-1895
 Surveying LS-216
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

Town Centre Logistics Lot 4 & Tract A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

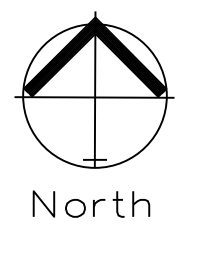
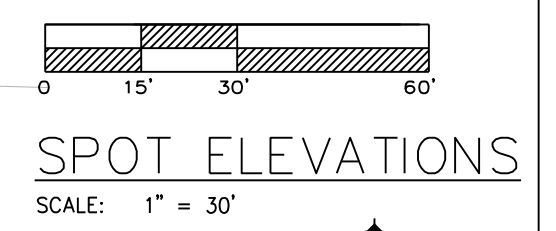
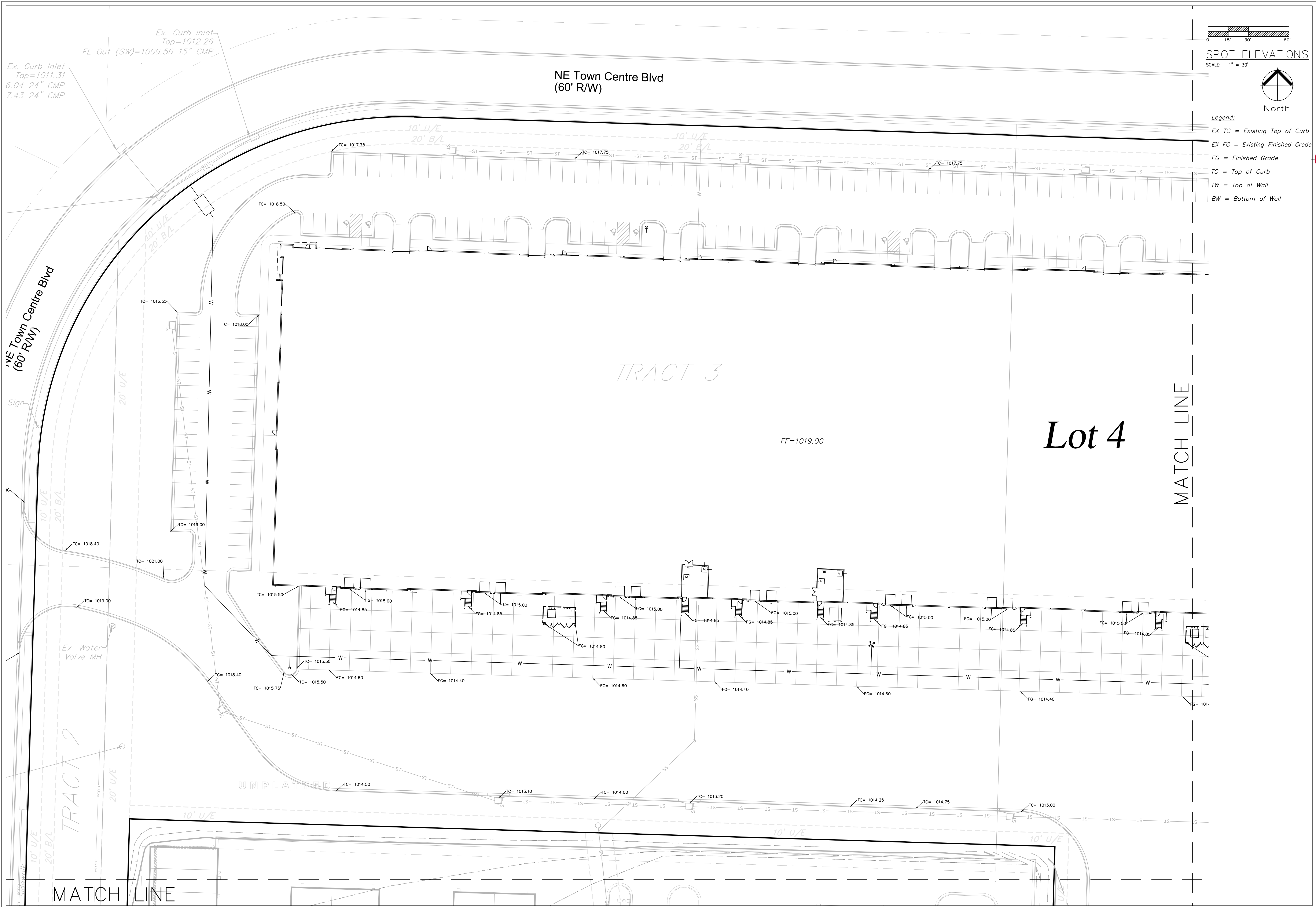
Grading Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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 KS PE 19071
 OK PE 24226

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Legend:
 EX TC = Existing Top of Curb
 EX FG = Existing Finished Grade
 FG = Finished Grade
 TC = Top of Curb
 TW = Top of Wall
 BW = Bottom of Wall

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 Surveying 200500319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

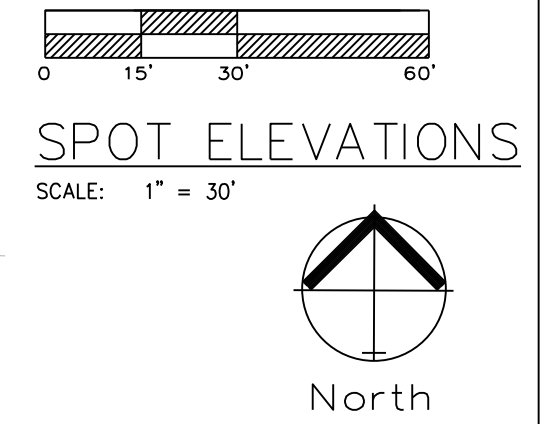
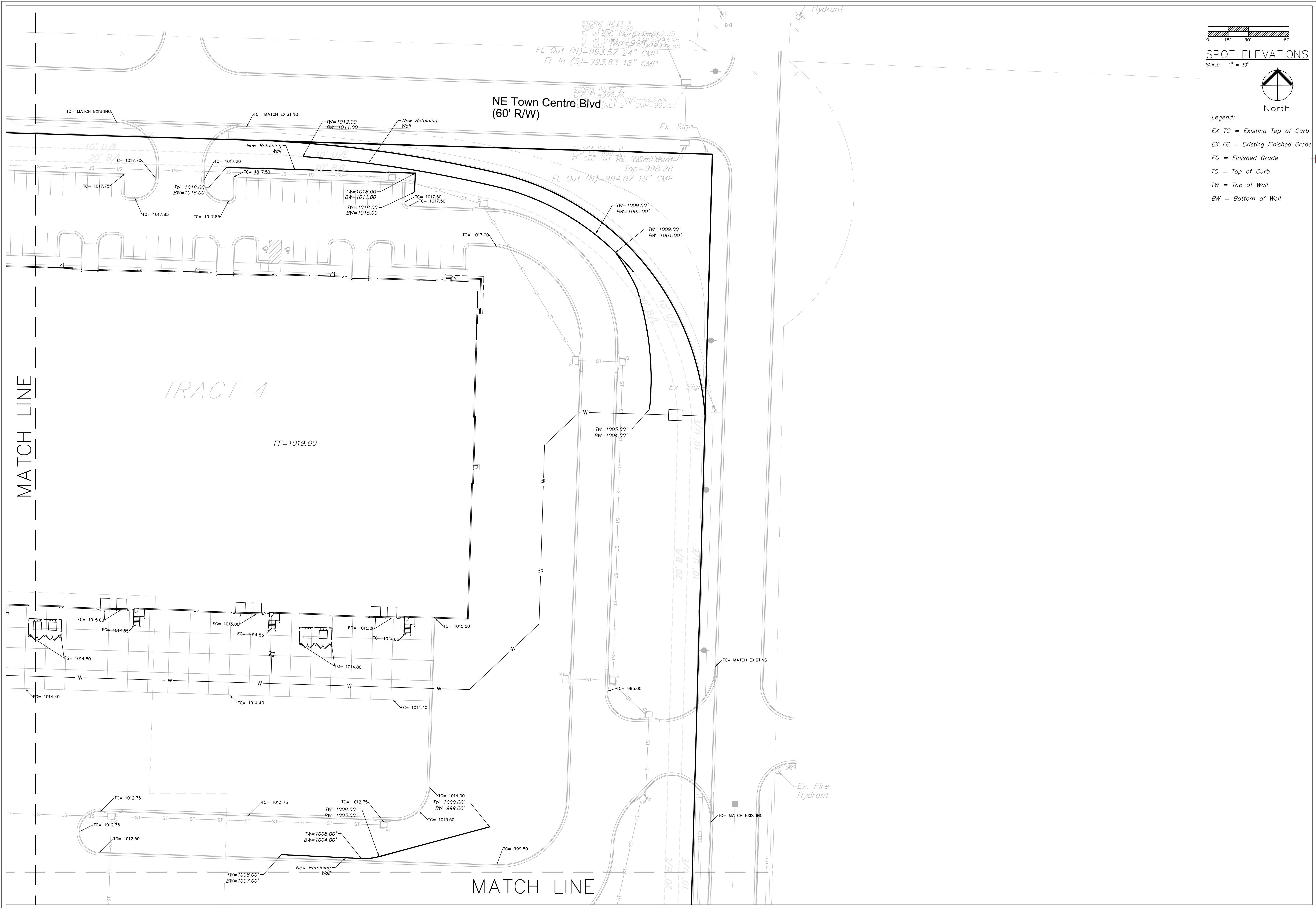
Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

Spot Elevations
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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 KS PE 19071
 OK PE 25226

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SPOT ELEVATIONS
SCALE: 1" = 30'

Legend:
EX TC = Existing Top of Curb
EX FG = Existing Finished Grade
FG = Finished Grade
TC = Top of Curb
TW = Top of Wall
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Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

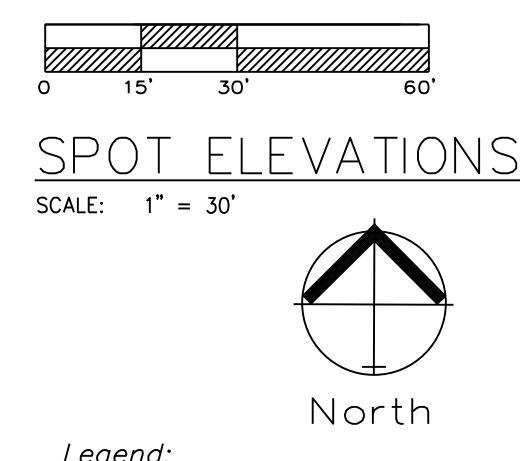
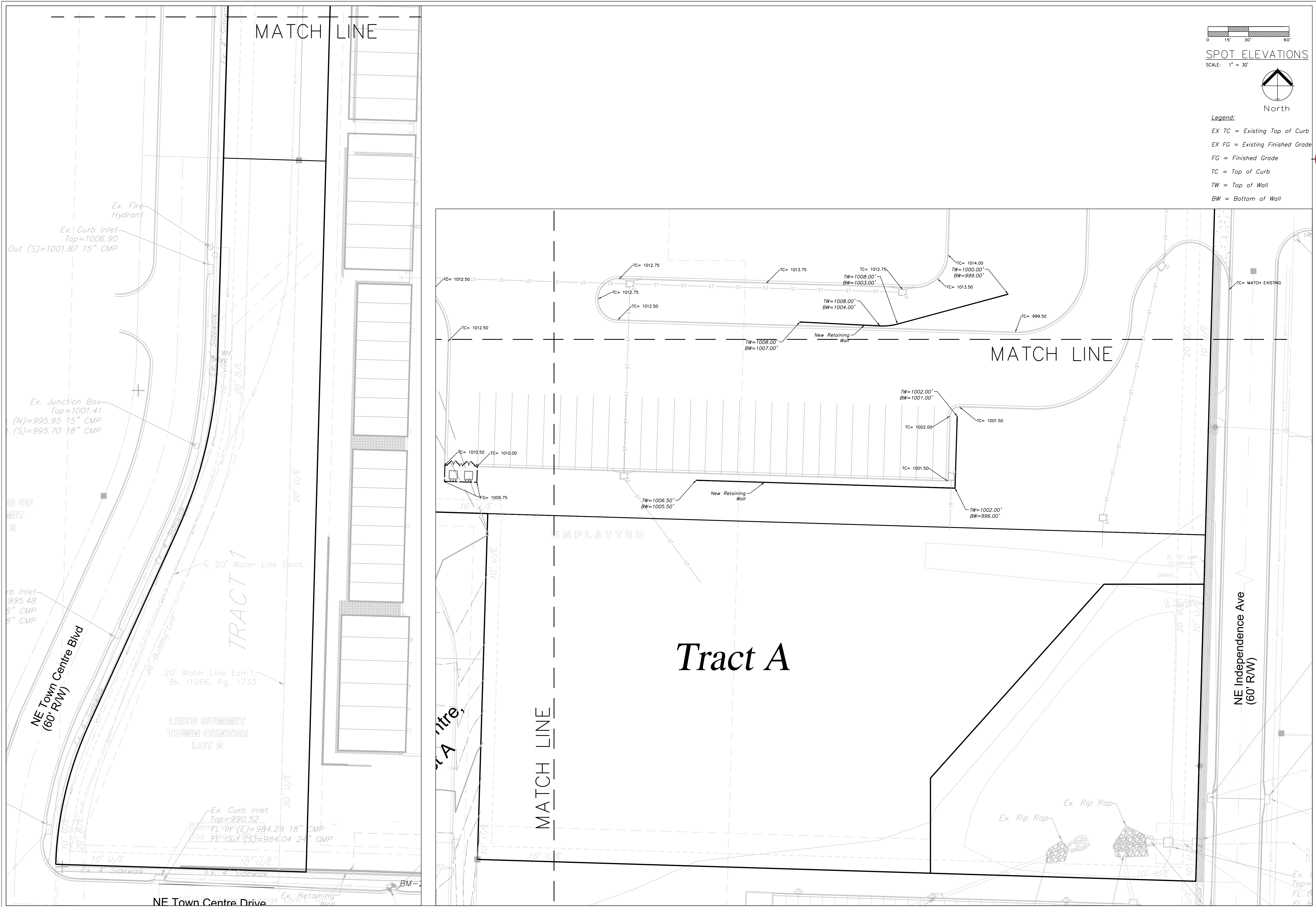
Spot Elevations
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

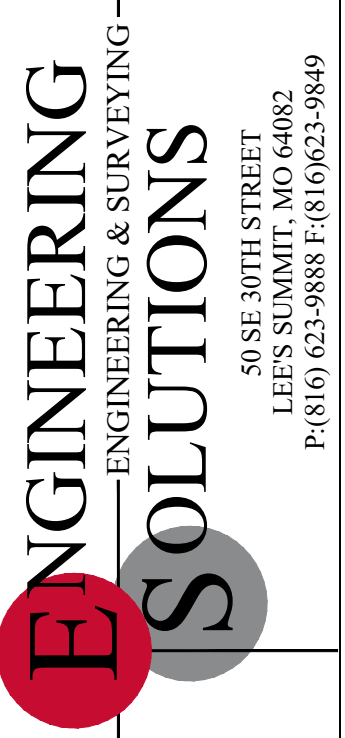
REVISIONS

REV. 4/20/2023	



SPOT ELEVATIONS
SCALE: 1" = 30'

Legend:
 EX TC = Existing Top of Curb
 EX FG = Existing Finished Grade
 FG = Finished Grade
 TC = Top of Curb
 TW = Top of Wall
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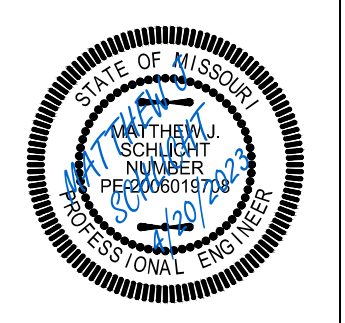


Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 2005030319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
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 Issue Date:
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Town Centre Logistics Lot 4 & Tract A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Spot Elevations
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

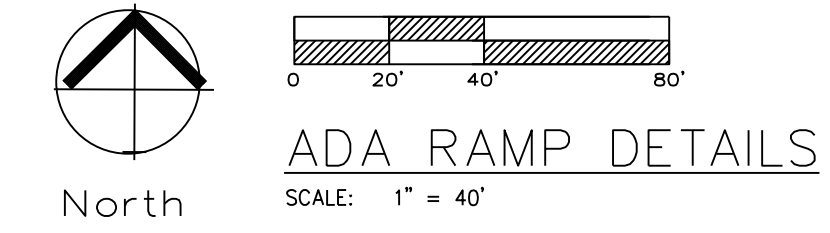
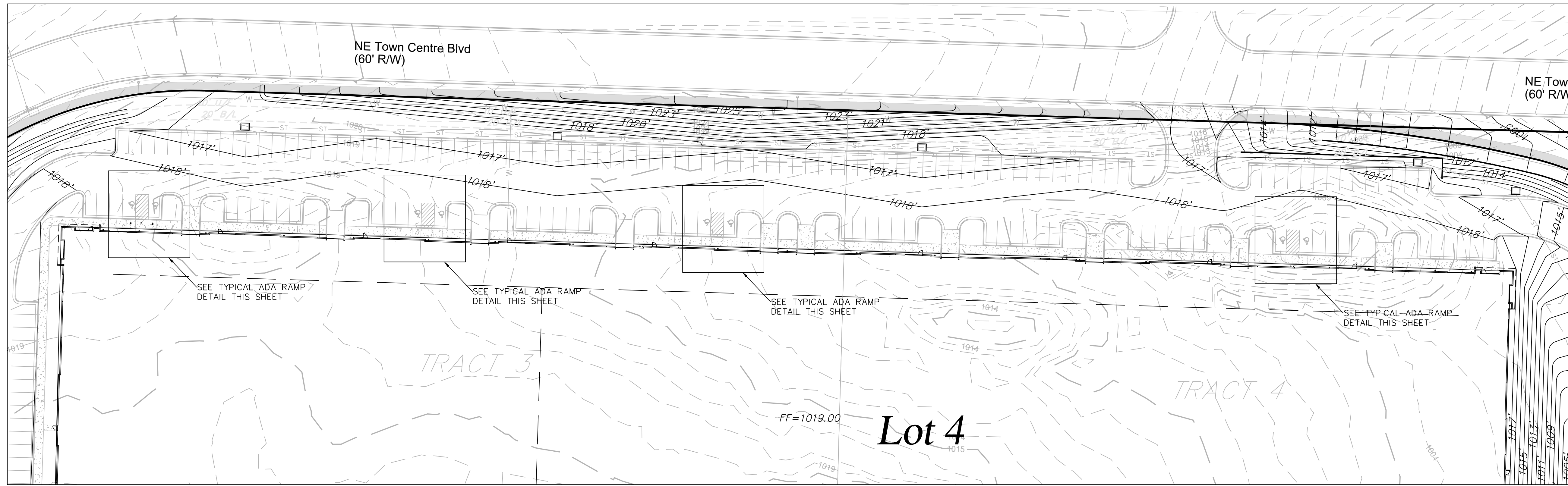


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C. 201C



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 20050319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: Town Centre Logistics Lot 4 & Tract A
 LEES SUMMIT, JACKSON COUNTY, MISSOURI

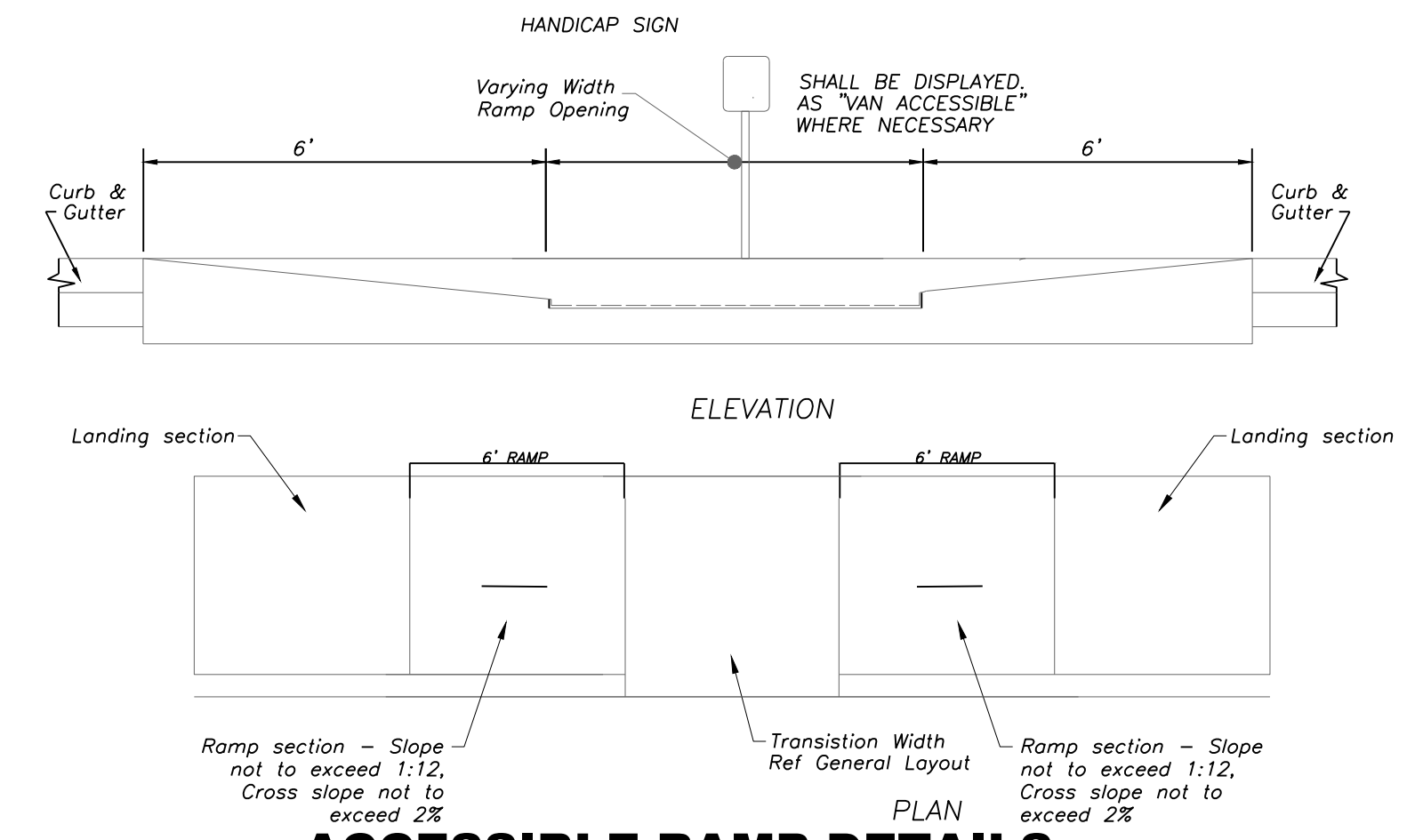
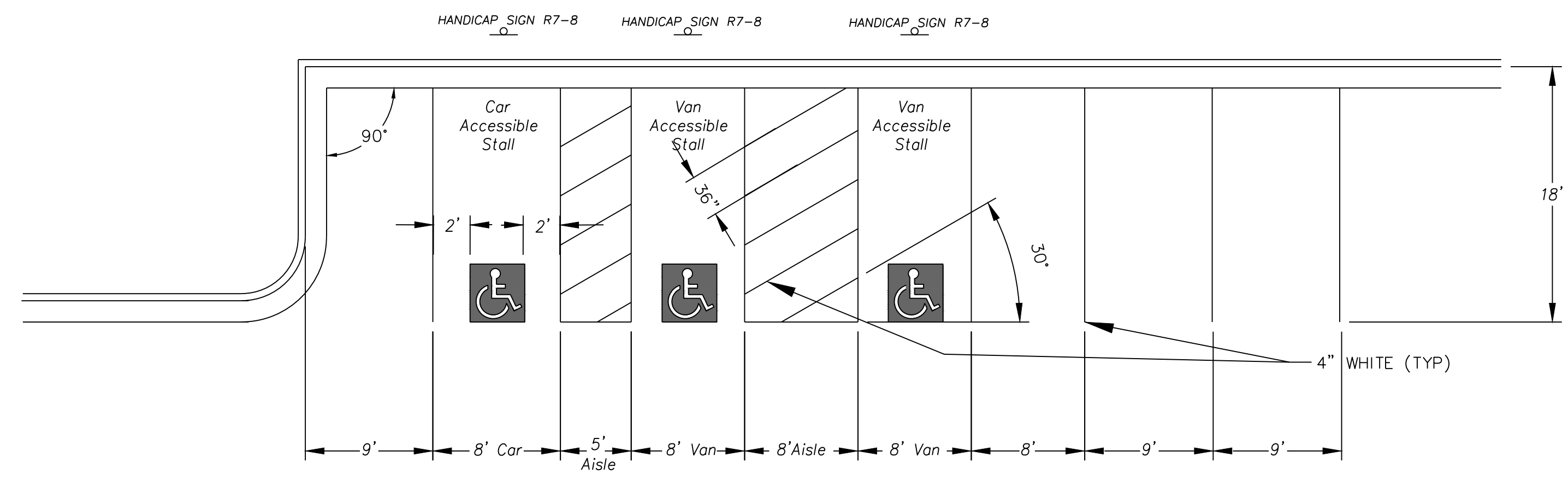
Project: TOWN CENTER, LSHMO
 Issue Date: February 24, 2023

ADA RAMP DETAILS
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

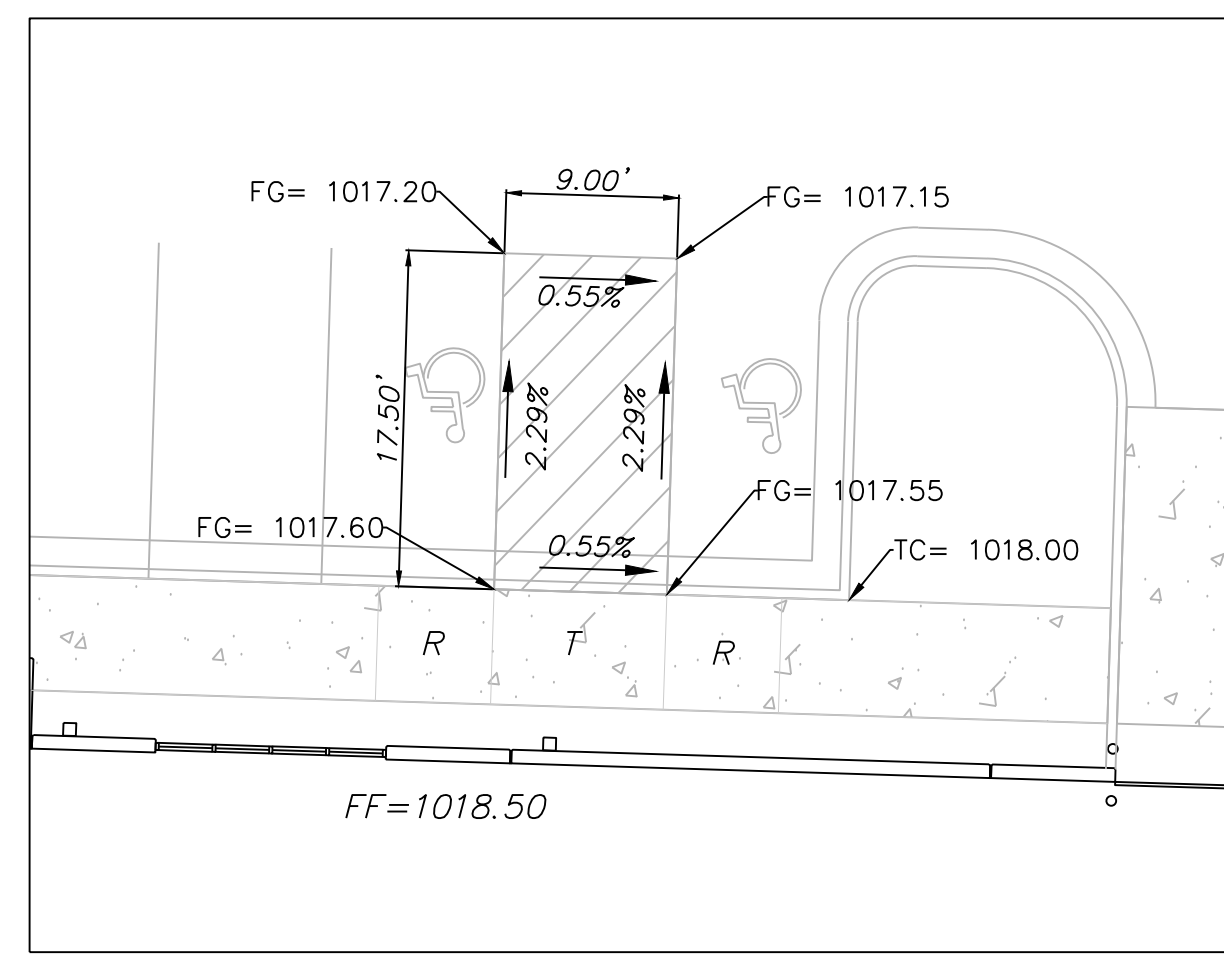


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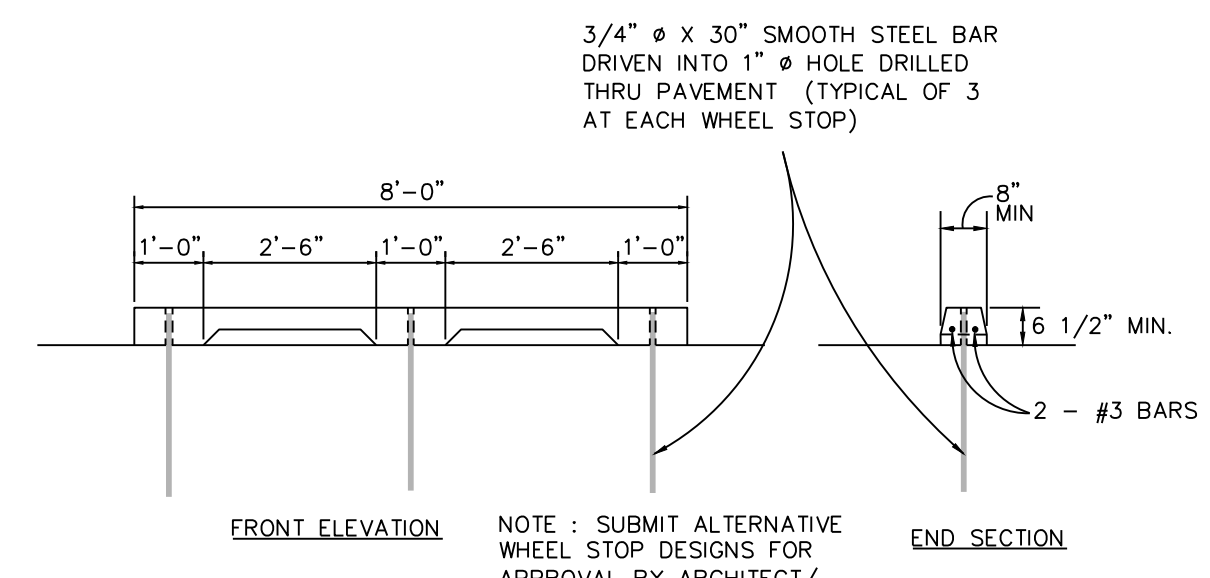
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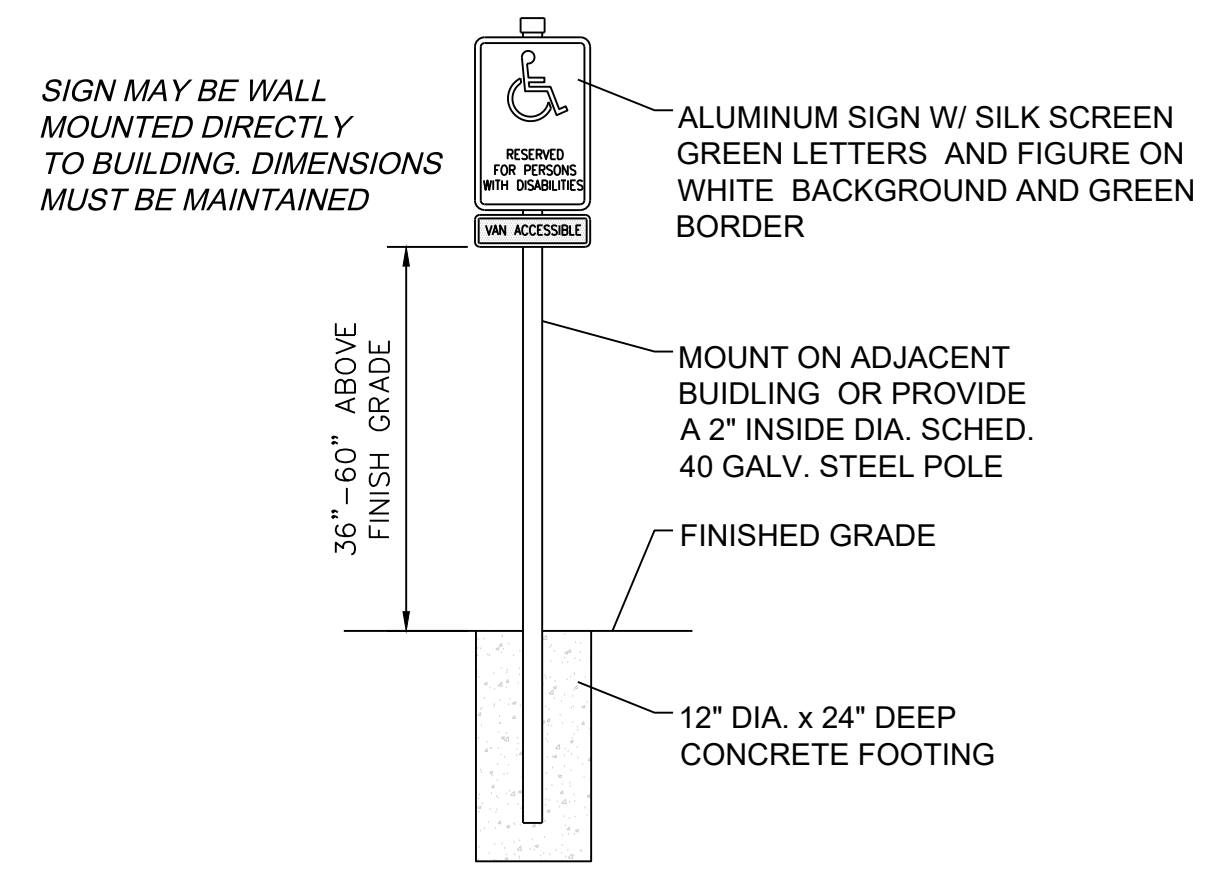
ACCESSIBLE RAMP DETAILS
 NOT TO SCALE
 Ramp and ramp landings shall be constructed per ANSI 117.1-03 407.7



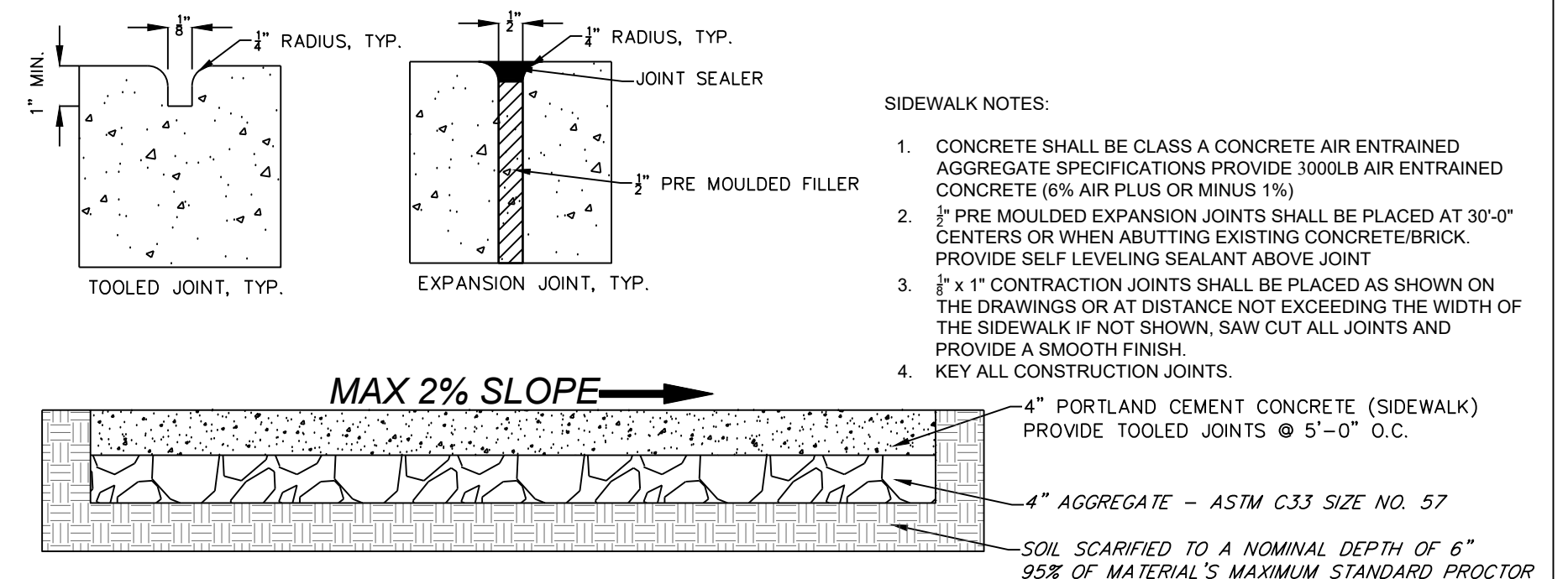
TYPICAL ADA RAMP DETAIL
 SCALE: 1"=10'



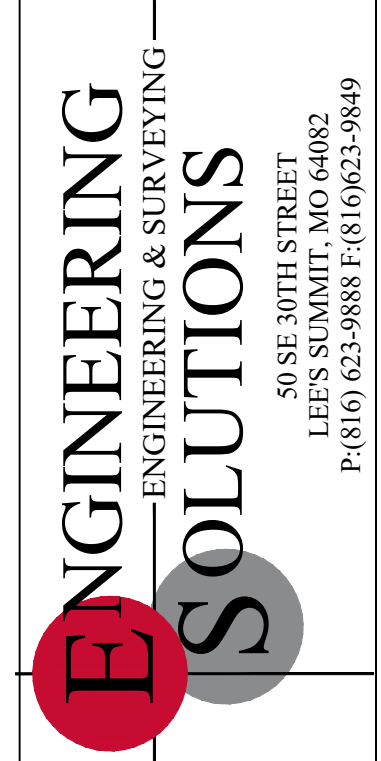
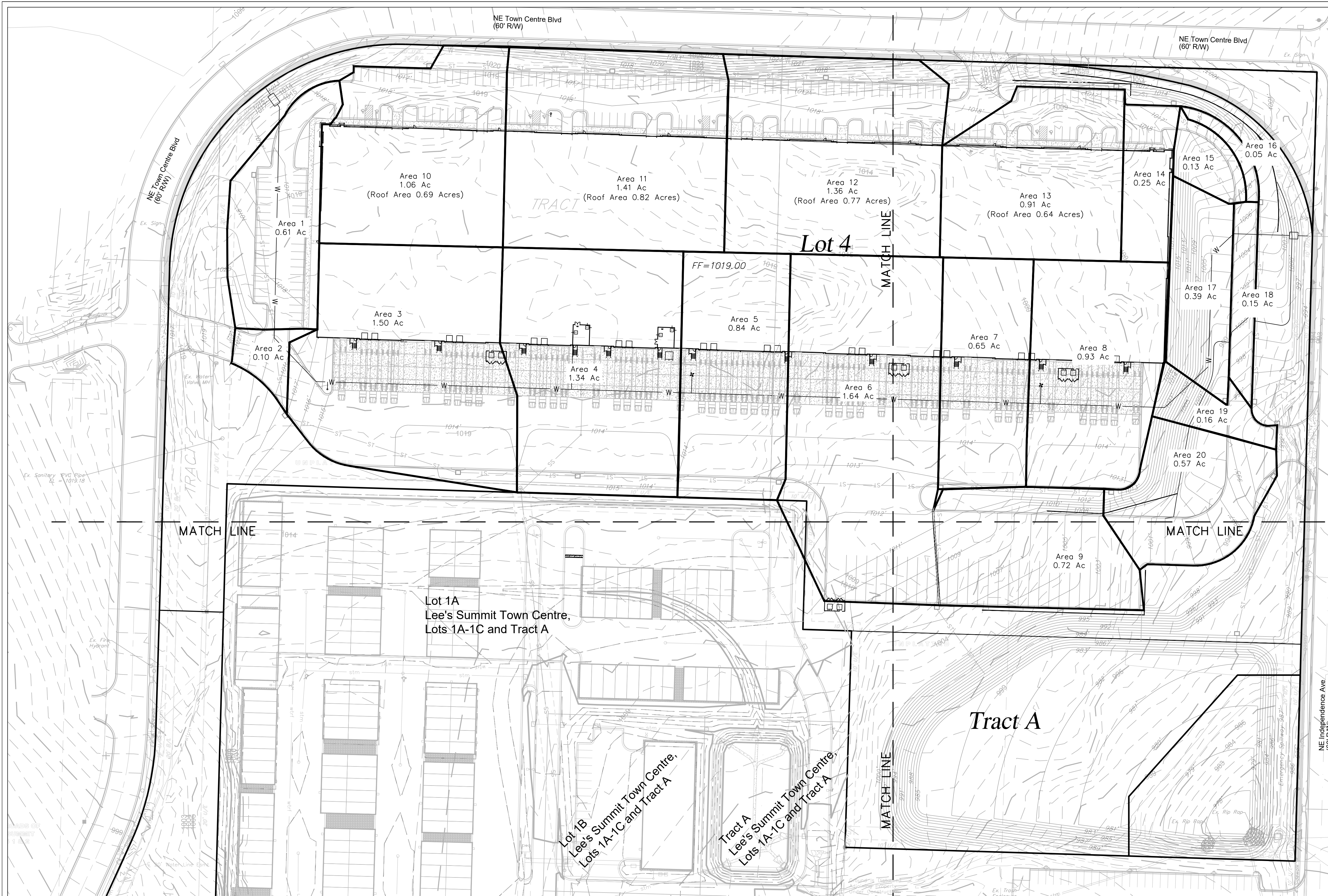
CONCRETE WHEEL STOP
 N.T.S.



HANDICAP SIGN DETAIL
 NOT TO SCALE



SIDEWALK DETAIL
 NOT TO SCALE

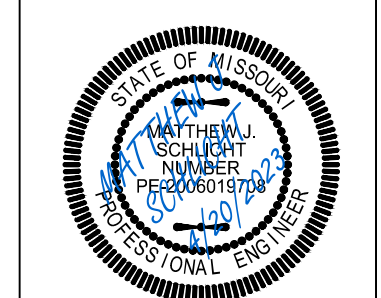


Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200503019-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

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 LSHO
 Issue Date:
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Town Centre Logistics Lot 4 & Tract A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Drainage Area Map
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

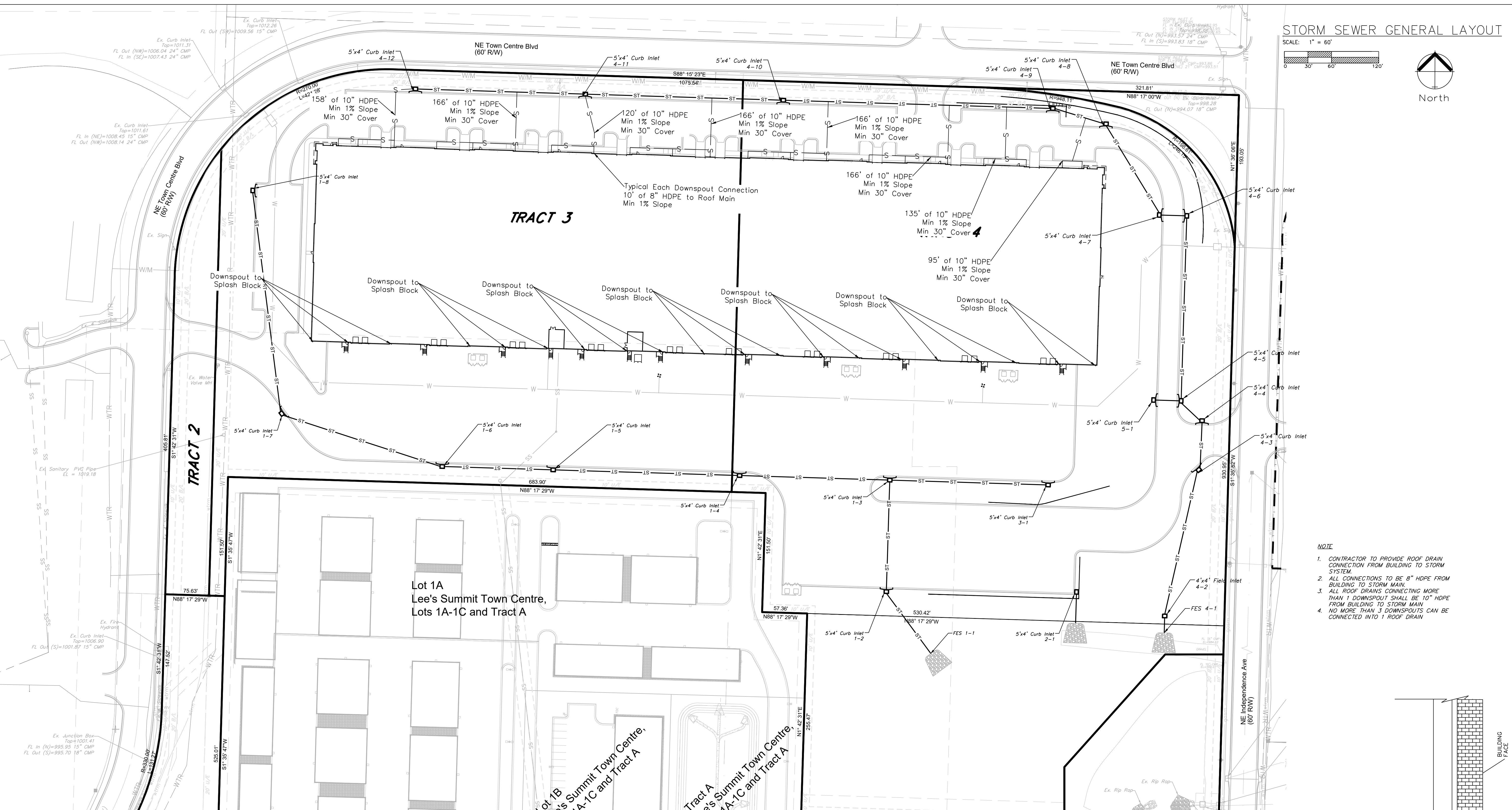
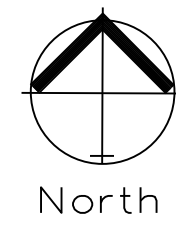
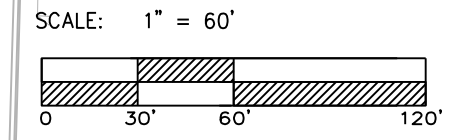


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 MO PE 2006019708
 KS PE 19071
 OK PE 25226

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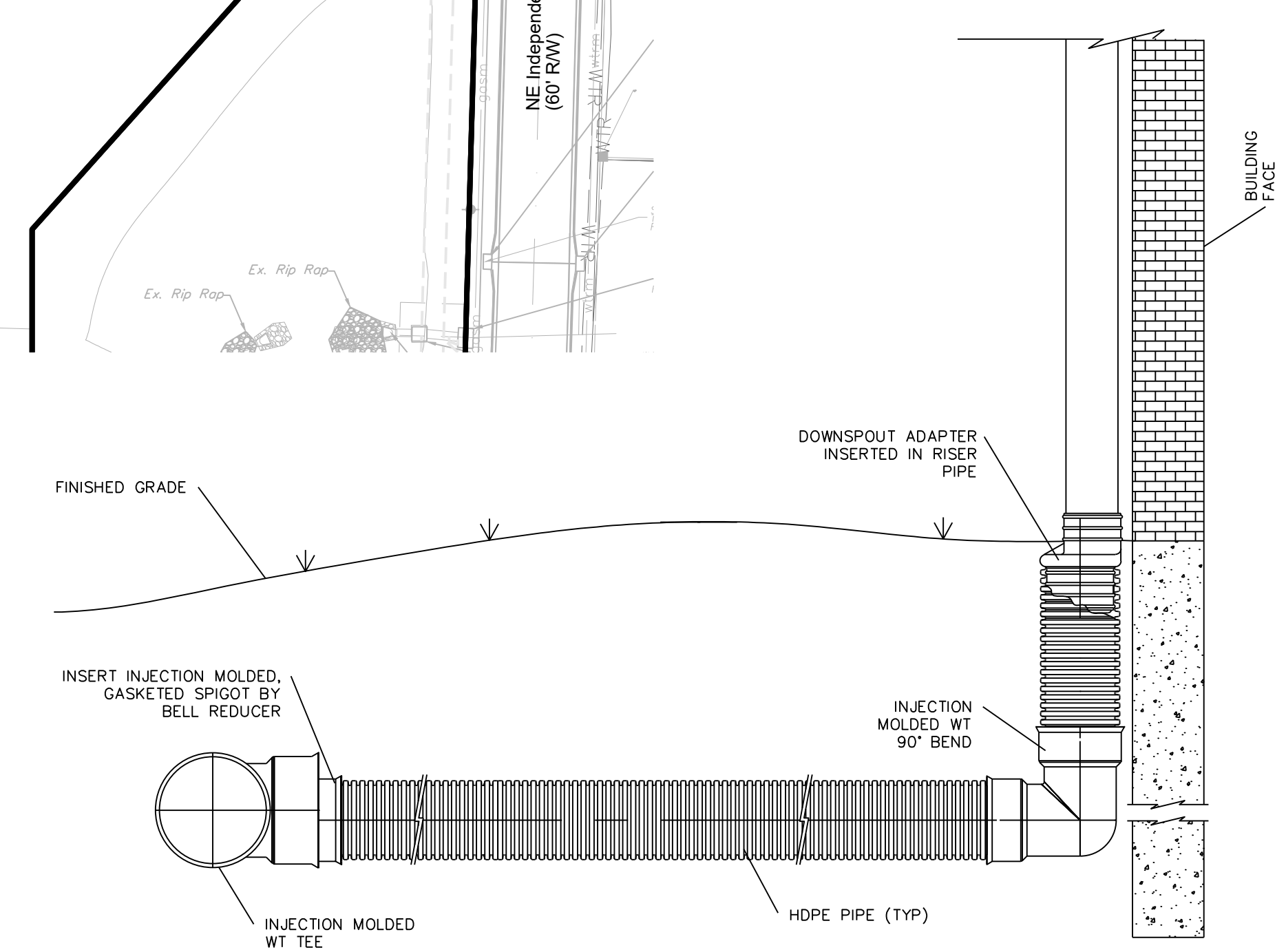
△	REV. 4/20/2023

STORM SEWER GENERAL LAYOUT



NOTE

1. CONTRACTOR TO PROVIDE ROOF DRAIN CONNECTION FROM BUILDING TO STORM SYSTEM.
2. ALL CONNECTIONS TO BE 8" HDPE FROM BUILDING TO STORM MAIN.
3. ALL ROOF DRAINS CONNECTING MORE THAN 1 DOWNSPOUT SHALL BE 10" HDPE FROM BUILDING TO STORM MAIN.
4. NO MORE THAN 3 DOWNSPOUTS CAN BE CONNECTED INTO 1 ROOF DRAIN.

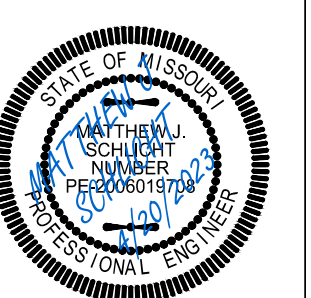


Professional Registration
 Missouri
 Engineering 2005002188-D
 Surveying 200500318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

Project: TOWN CENTER, LSHO
 Issue Date: February 24, 2023

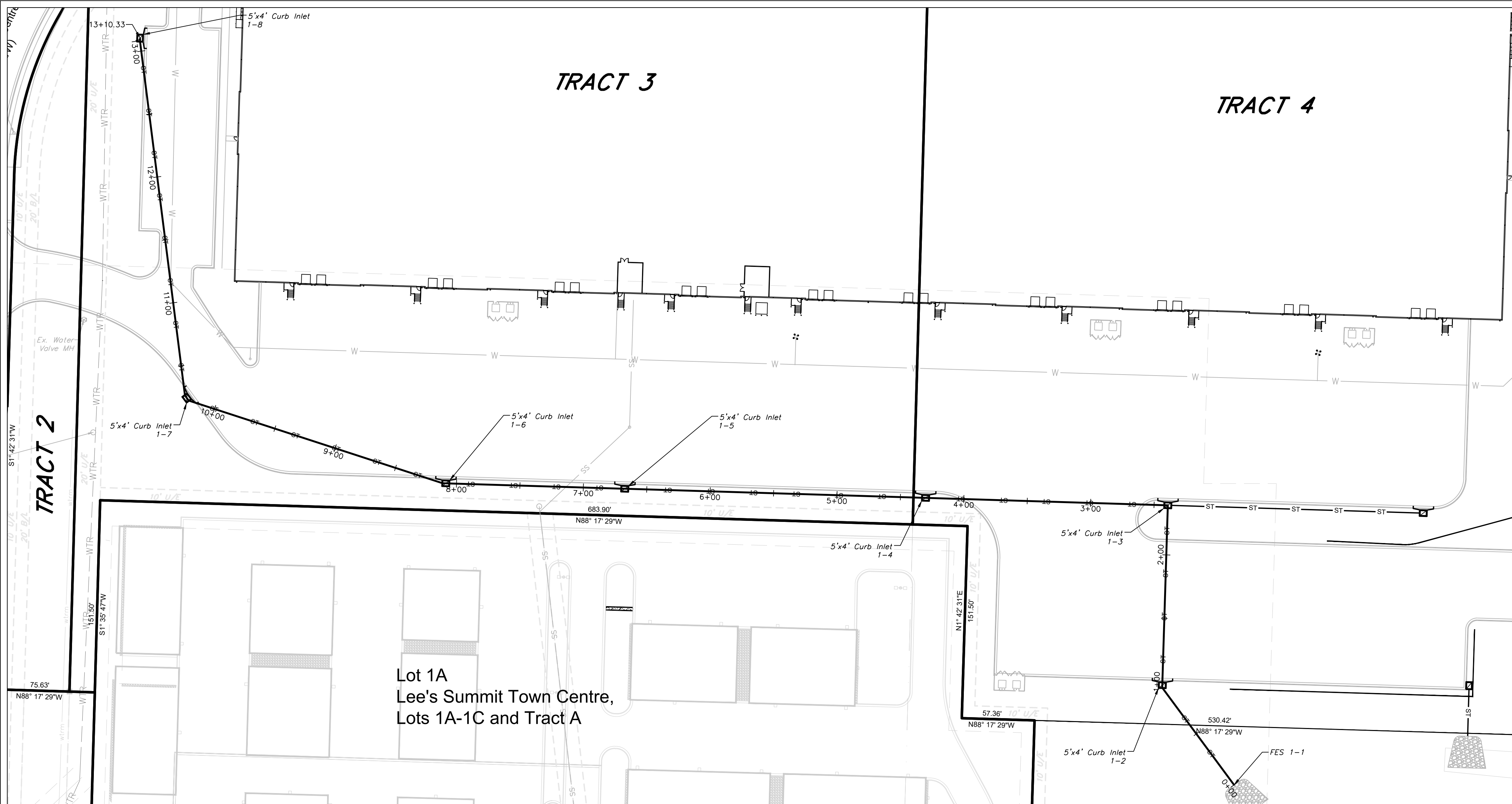
Storm Sewer General Layout
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



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 KS PE 19071
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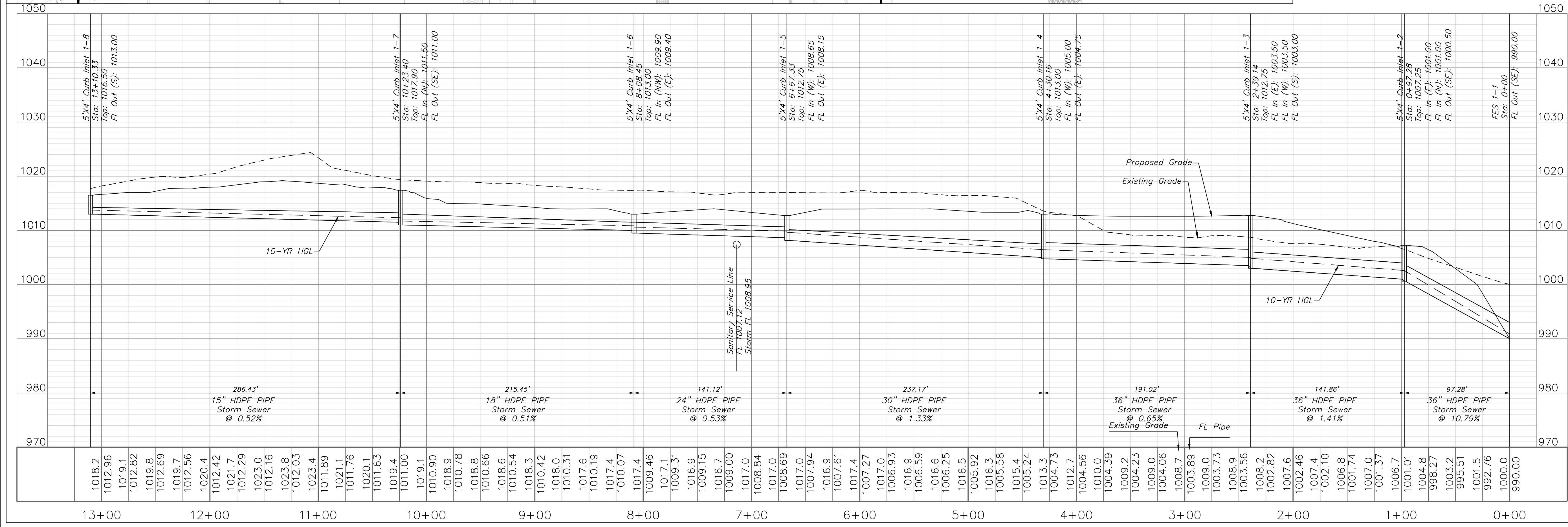
NO.	DATE	DESCRIPTION



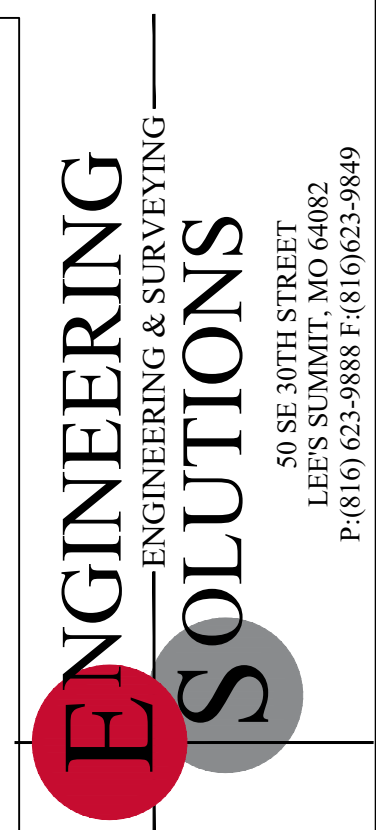
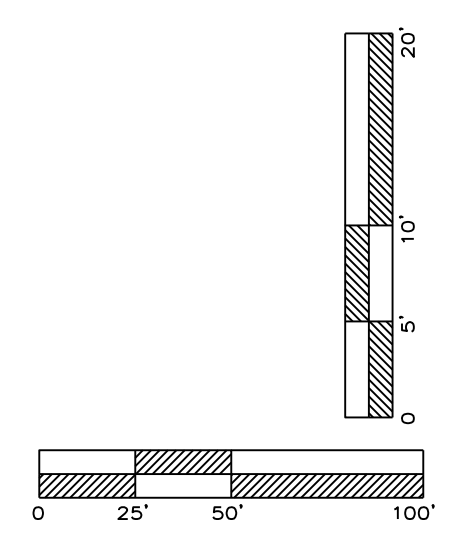
STORM SEWER PLAN AND PROFILE
 SCALE: 1" = 30'

Lot 1A
 Lee's Summit Town Centre,
 Lots 1A-1C and Tract A

STORM LINE 1



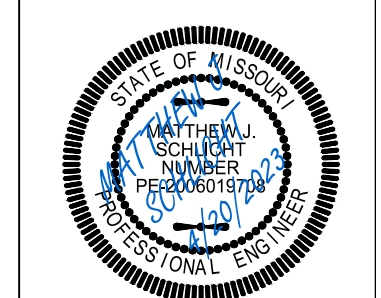
- Fixed proposed grade leaders in storm line profiles.
- Revised FL Pipe and Existing Grade Elevations at the bottom of the profiles.
- Revised top inlet elevations to match the proposed grade elevations.



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: Town Centre Logistics Lot 4 & Tract A
 LSHMO
 Issue Date: February 24, 2023

Storm Sewer Plan and Profile
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25228

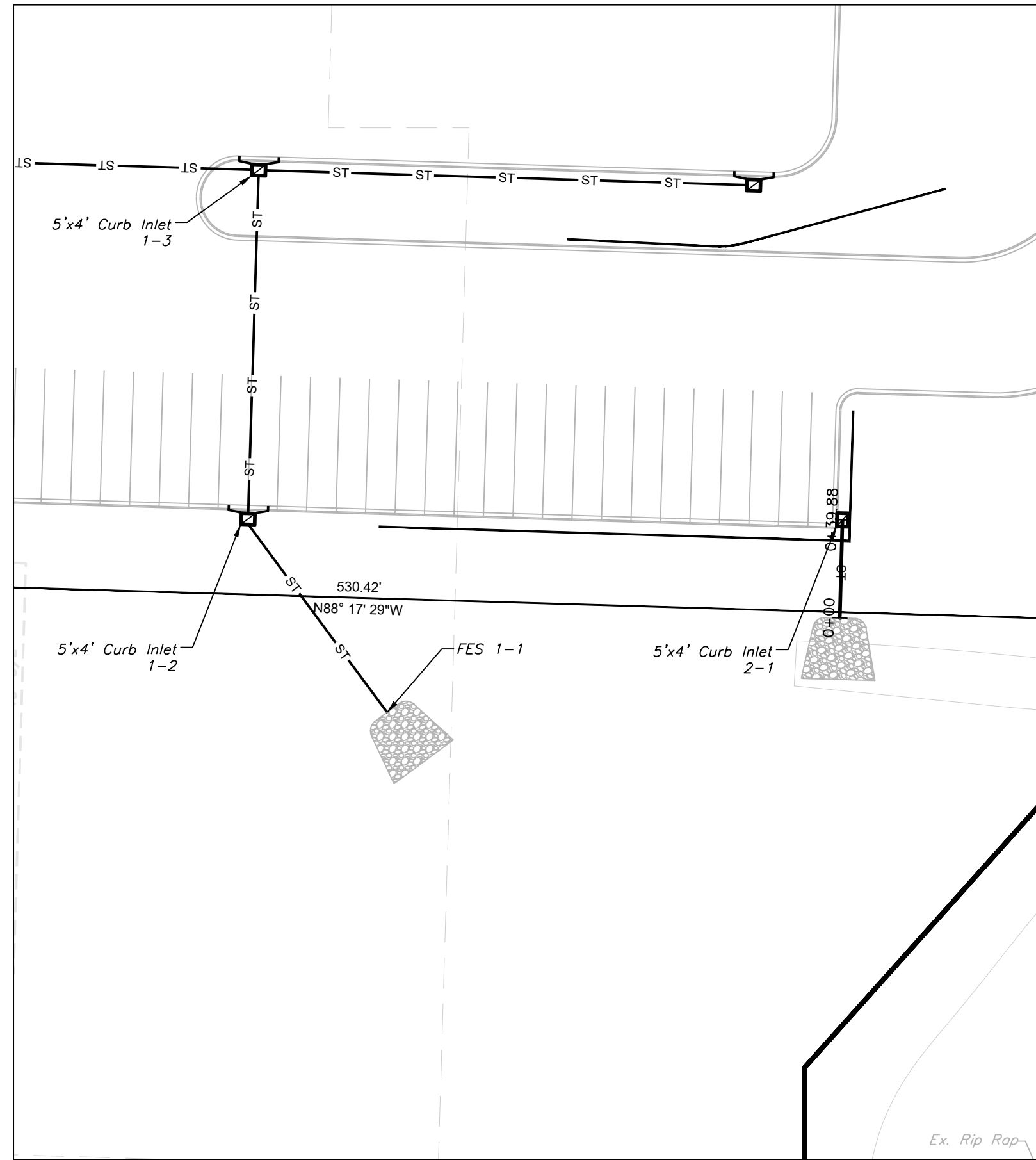
REVISIONS

No.	Description



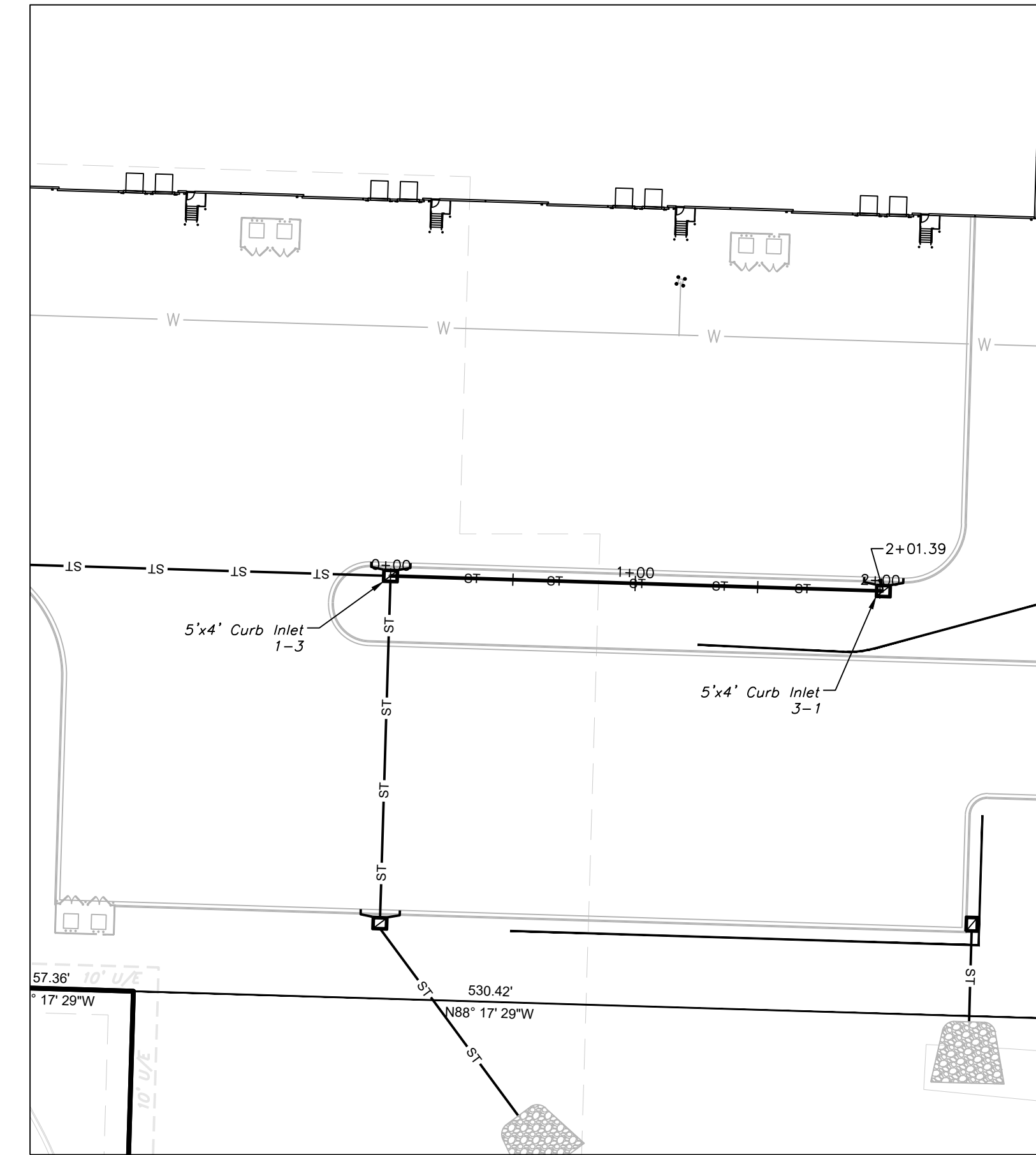
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'
0 15 30 60



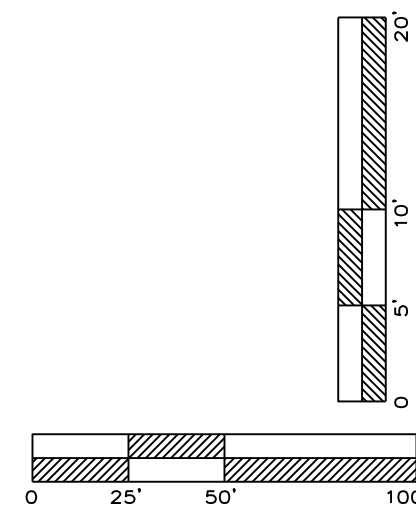
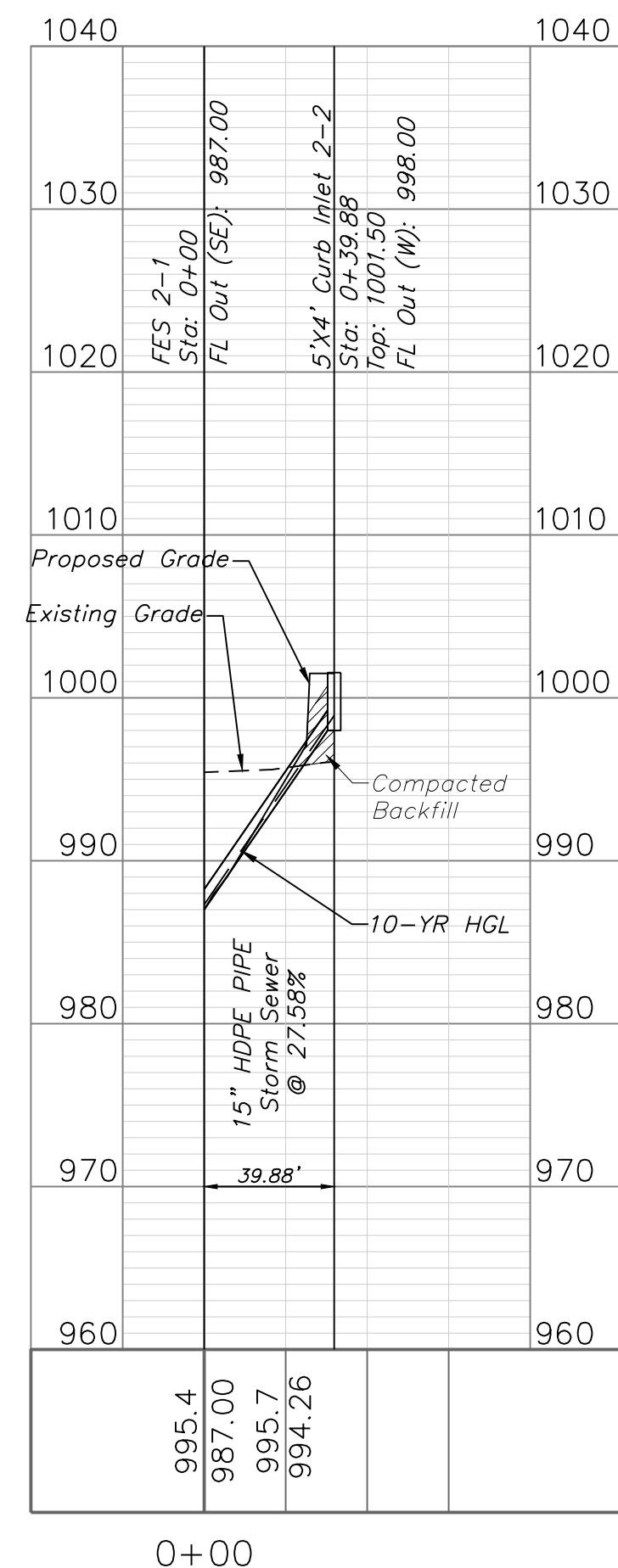
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'
0 15 30 60



STORM LINE 2

Added compacted backfill.

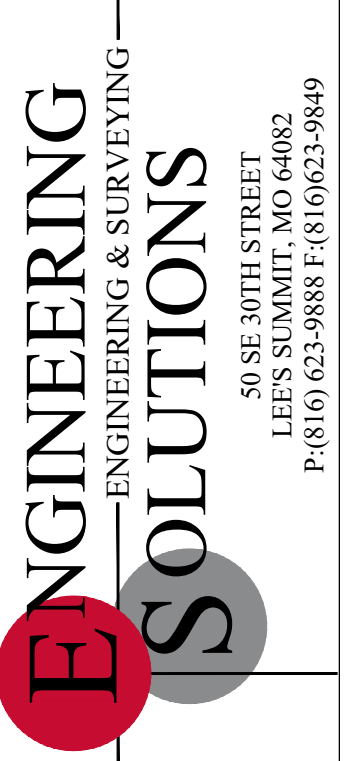
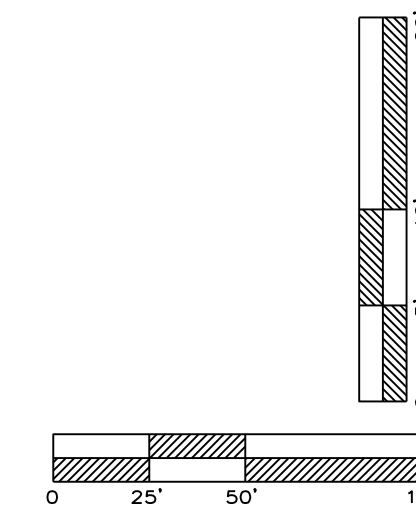
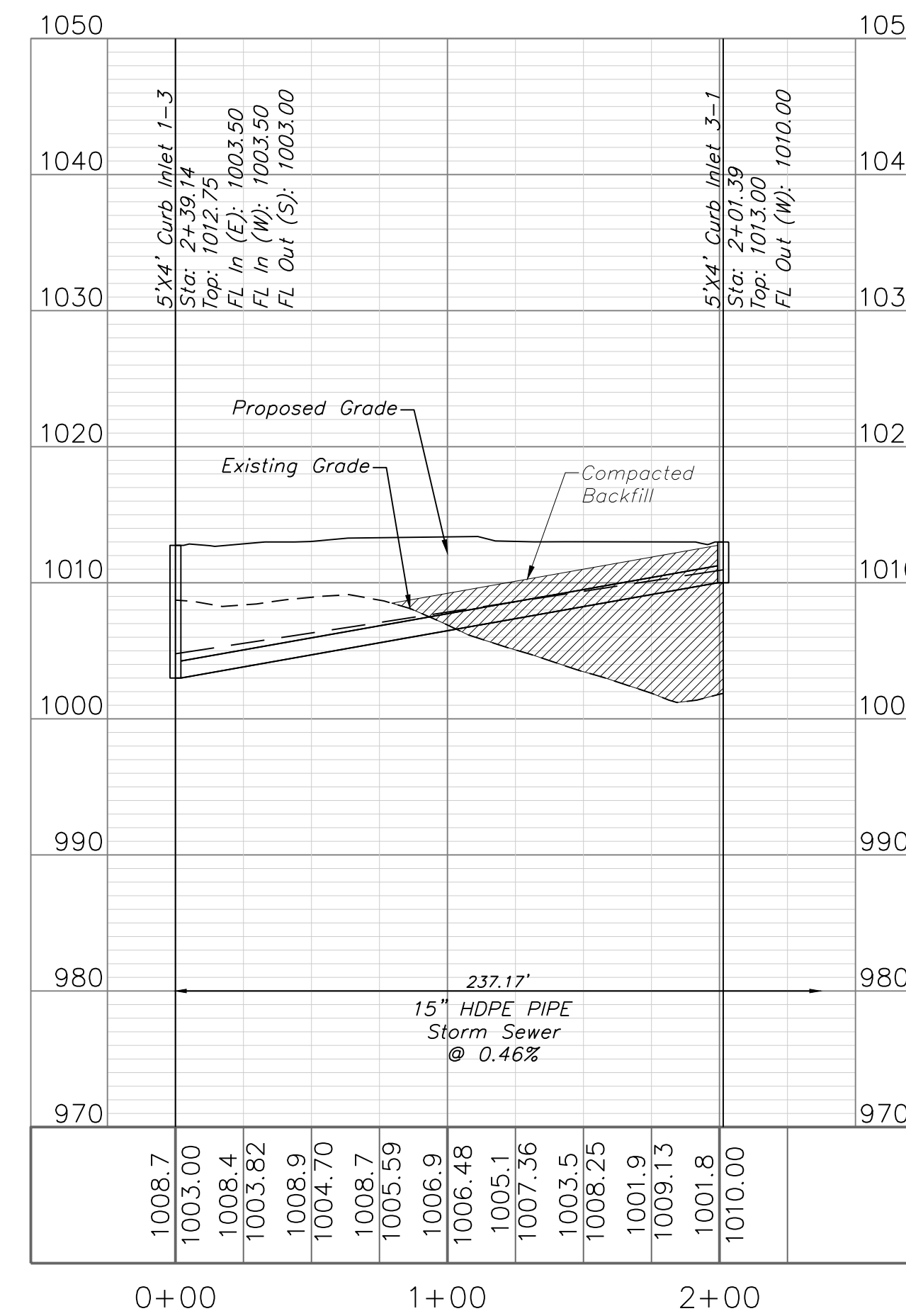


STORM LINE 3

Fixed proposed grade leaders in storm line profiles.

Added compacted backfill.

Revised top inlet elevations to match the proposed grade elevations.

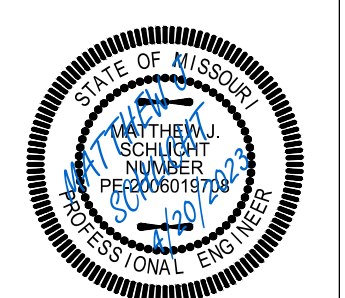


Professional Registration
Missouri
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Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
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Nebraska
Engineering CA2821

Project: Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

Issue Date: February 24, 2023

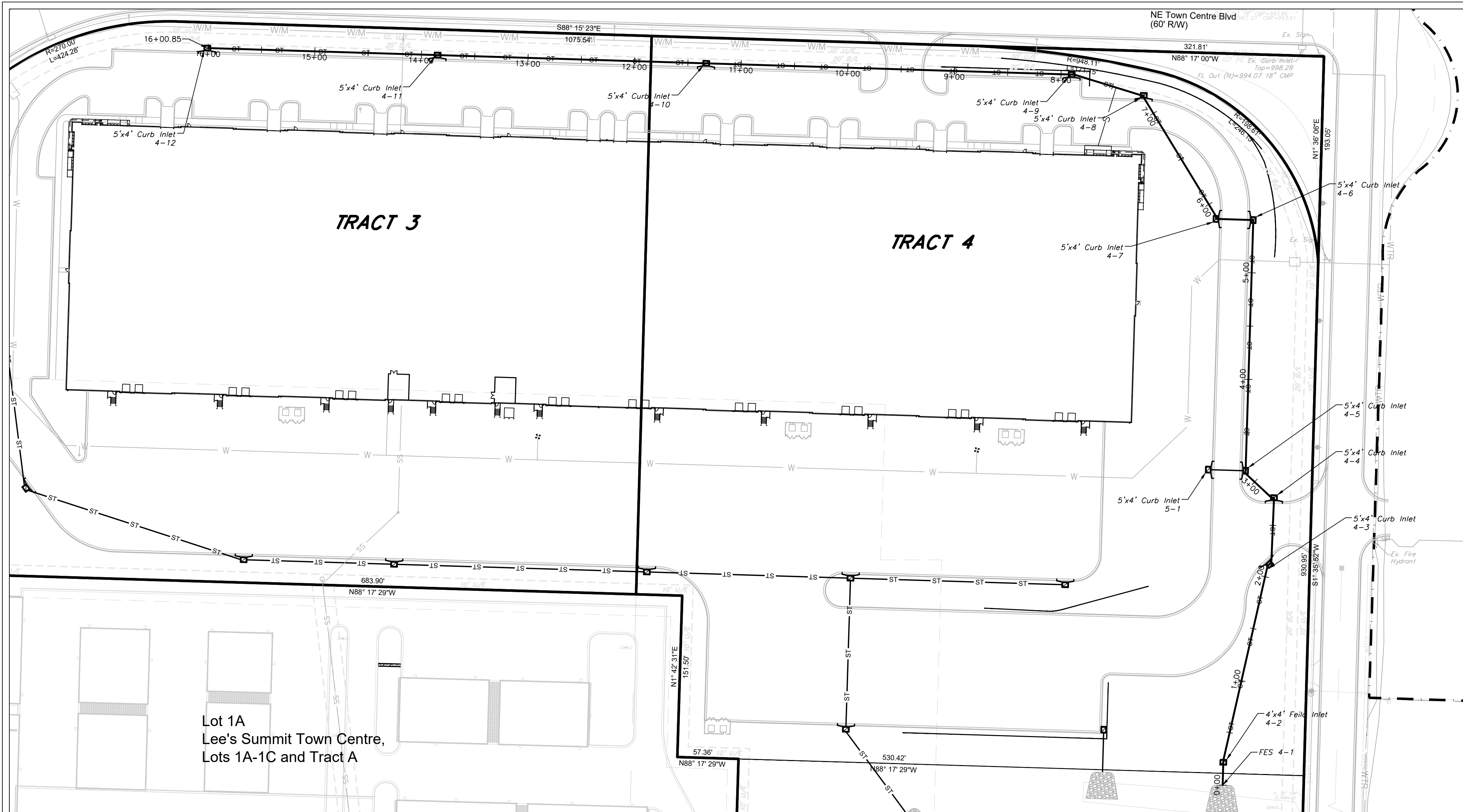
Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



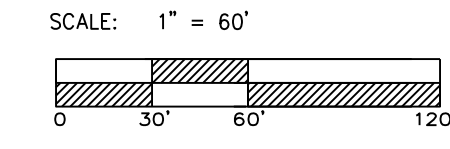
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

No.	Description

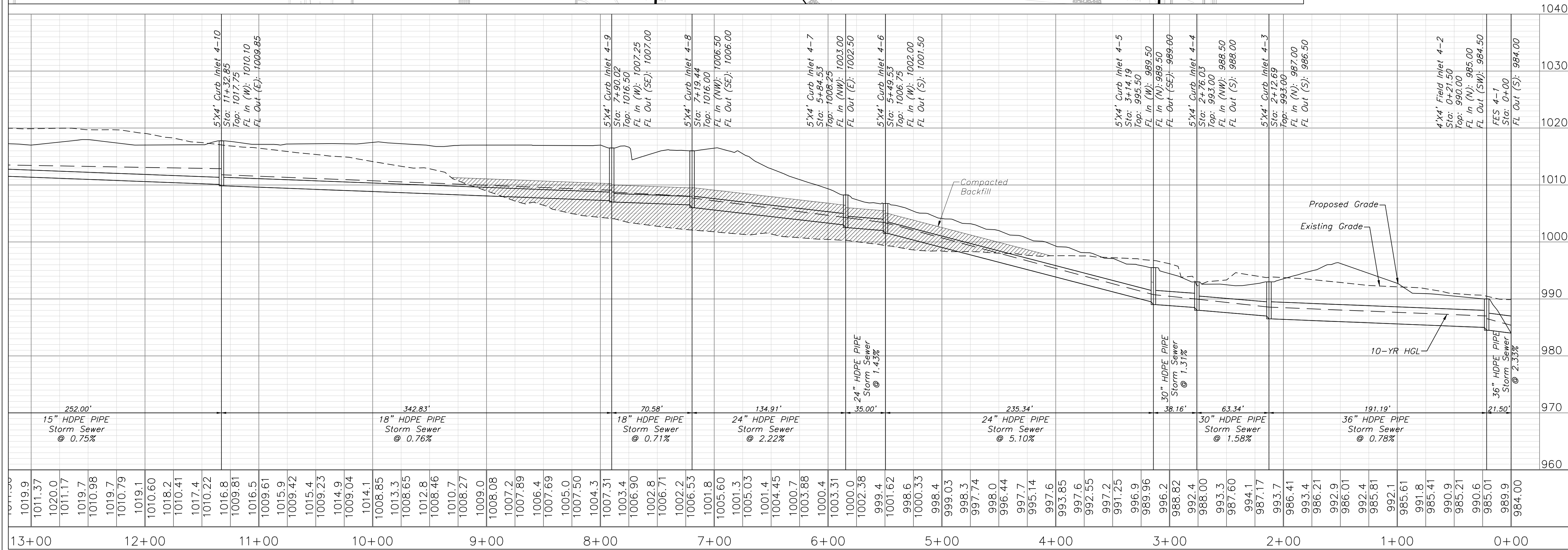


STORM SEWER PLAN AND PROFILE

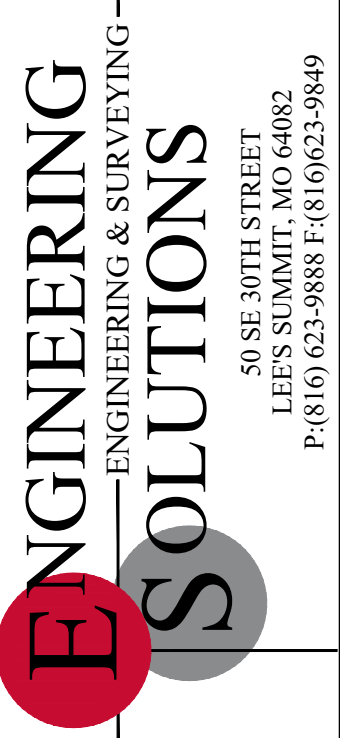
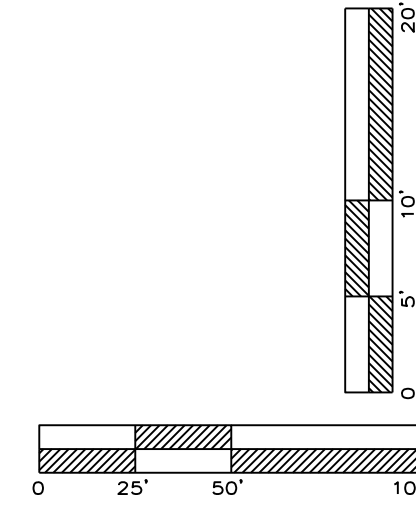


Lot 1A
Lee's Summit Town Centre,
Lots 1A-1C and Tract A

STORM LINE 4



- Fixed proposed grade leaders in storm line profiles.
- Added compacted backfill.



Professional Registration
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Engineering 6254
Nebraska
Engineering CA2821

Project:
Town Centre,
LSMO
Issue Date:
February 24, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



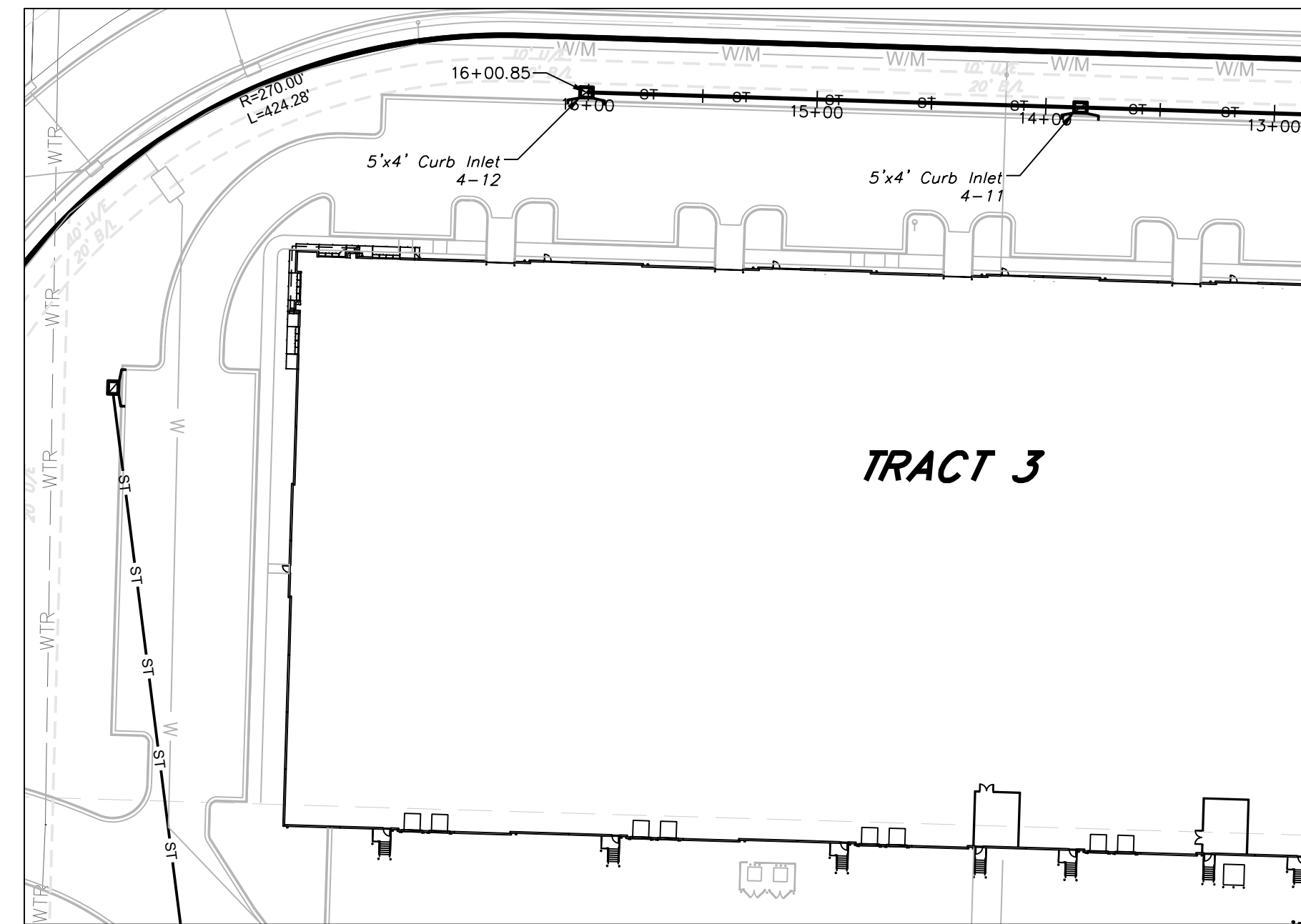
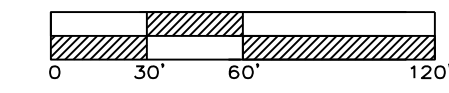
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OK PE 25328

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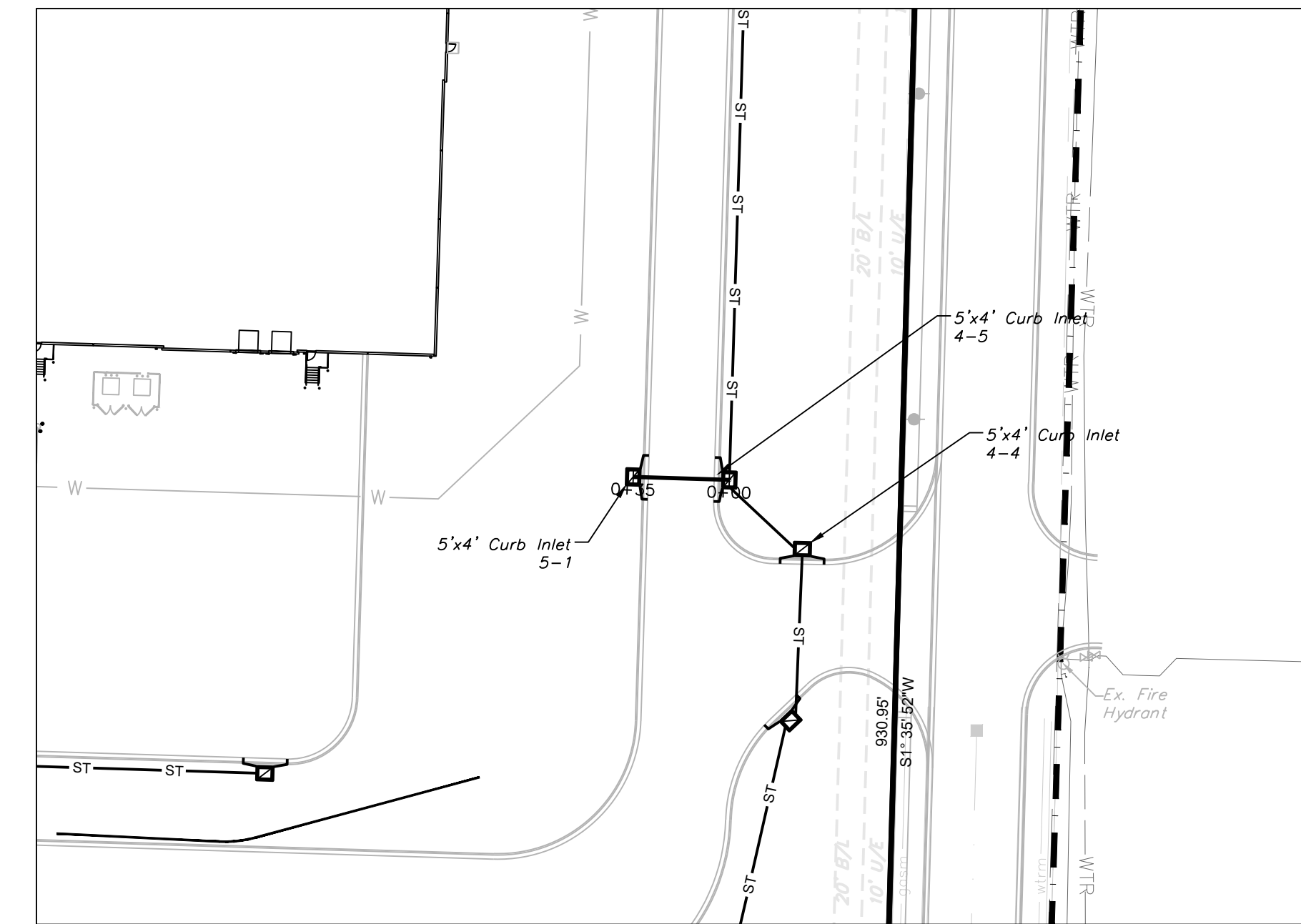
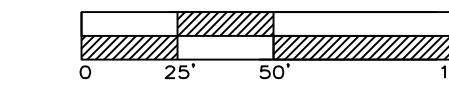
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 60'

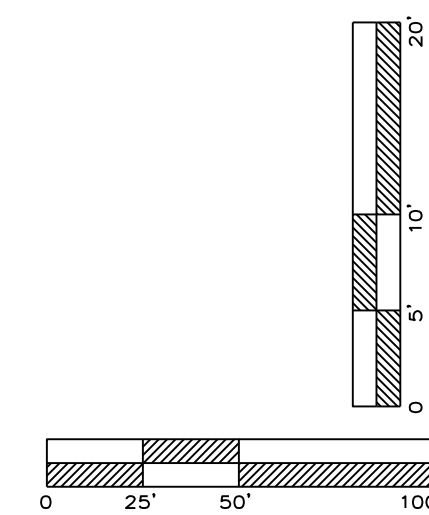
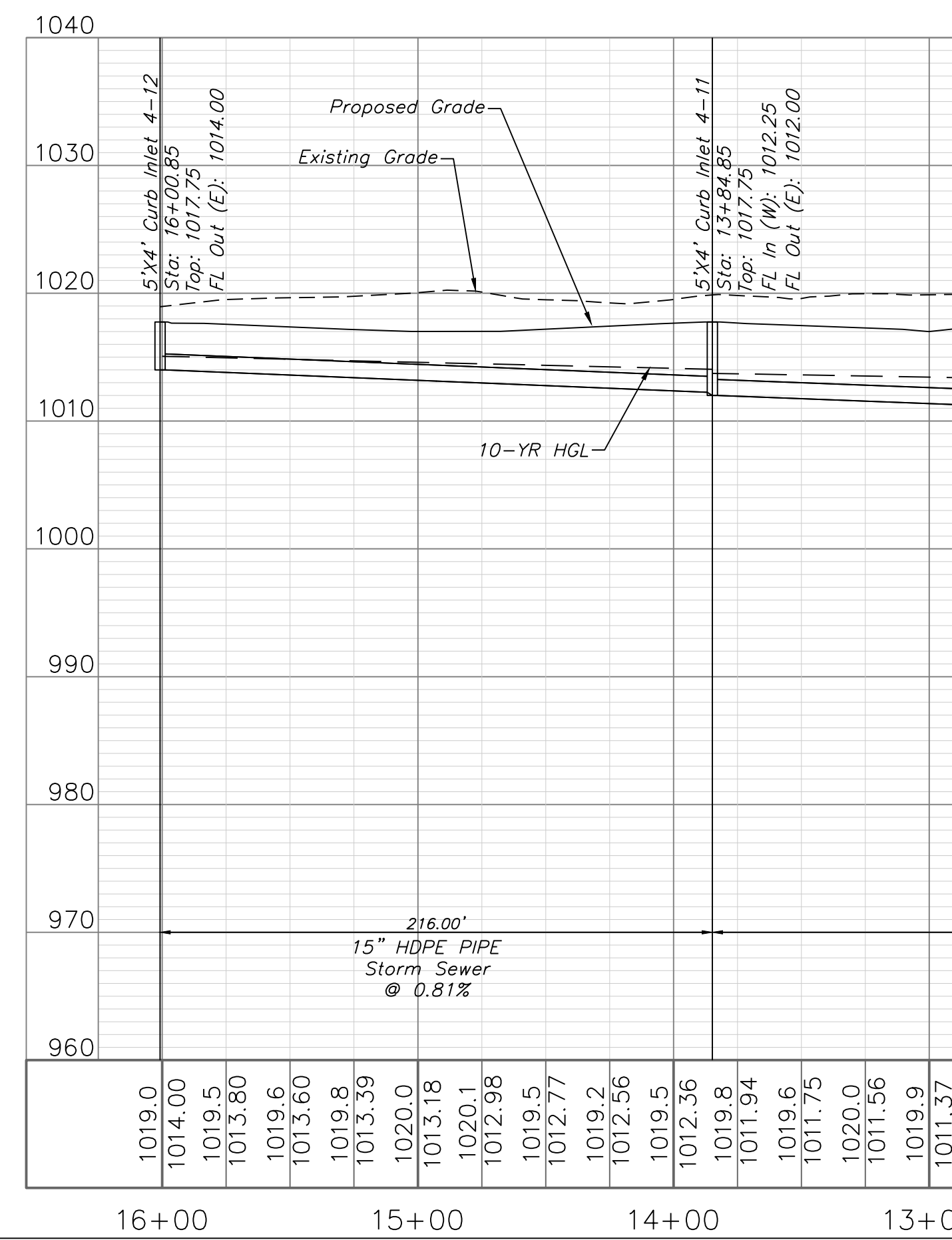


STORM SEWER PLAN AND PROFILE

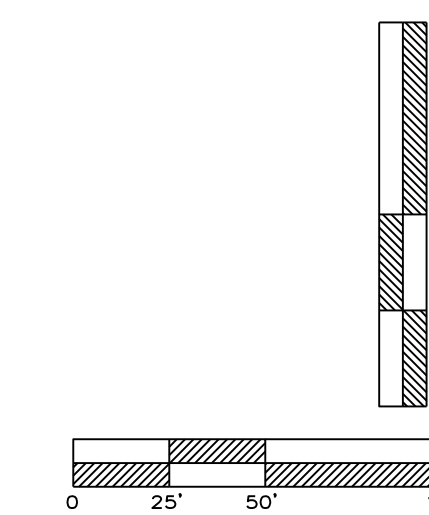
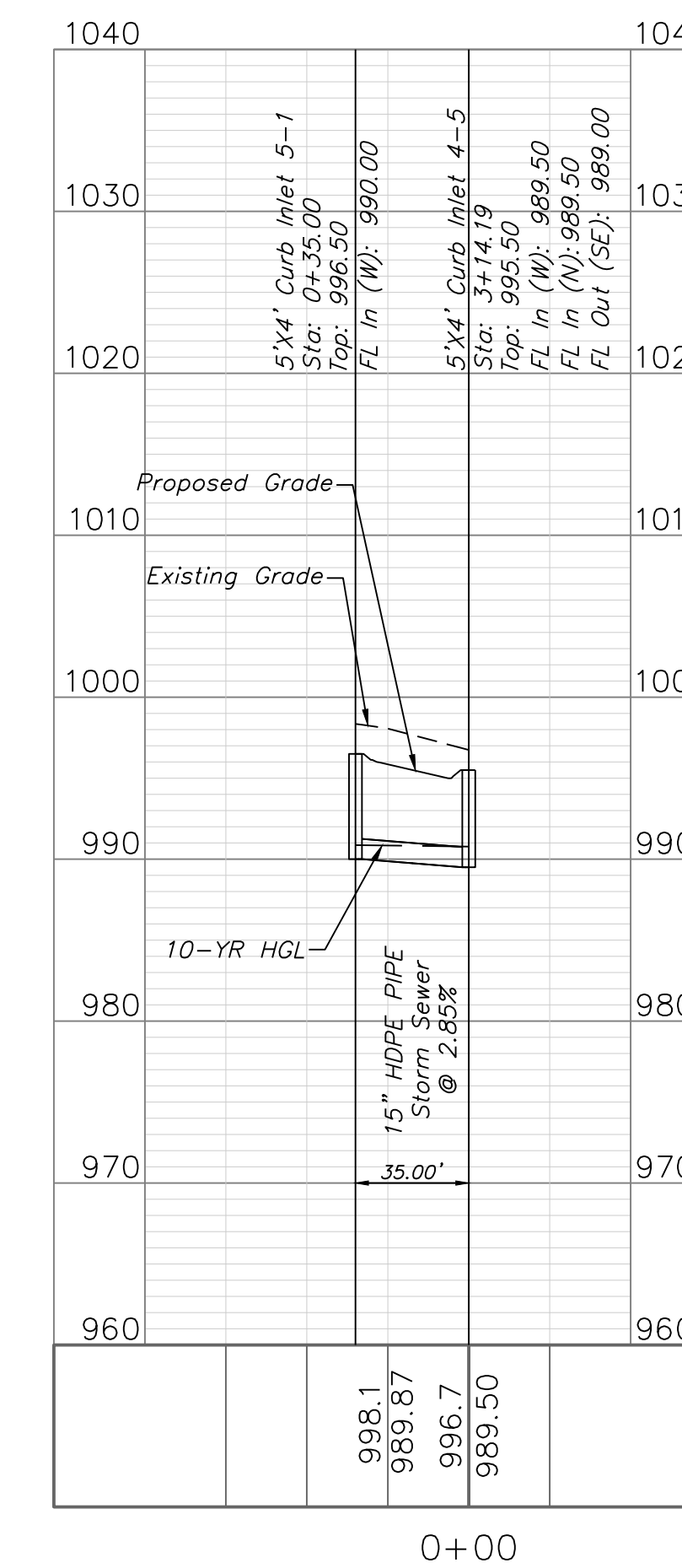
SCALE: 1" = 50'



STORM LINE 4



STORM LINE 5



Fixed proposed grade leaders in storm line profiles.

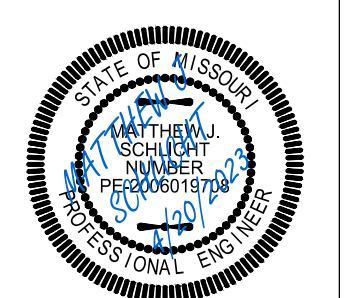


Professional Registration
Missouri
Engineering 200602188-D
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Kansas
Engineering E-1695
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Nebraska
Engineering CA2821

Project:
Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

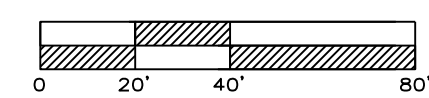
Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
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KS PE 19071
OK PE 25226

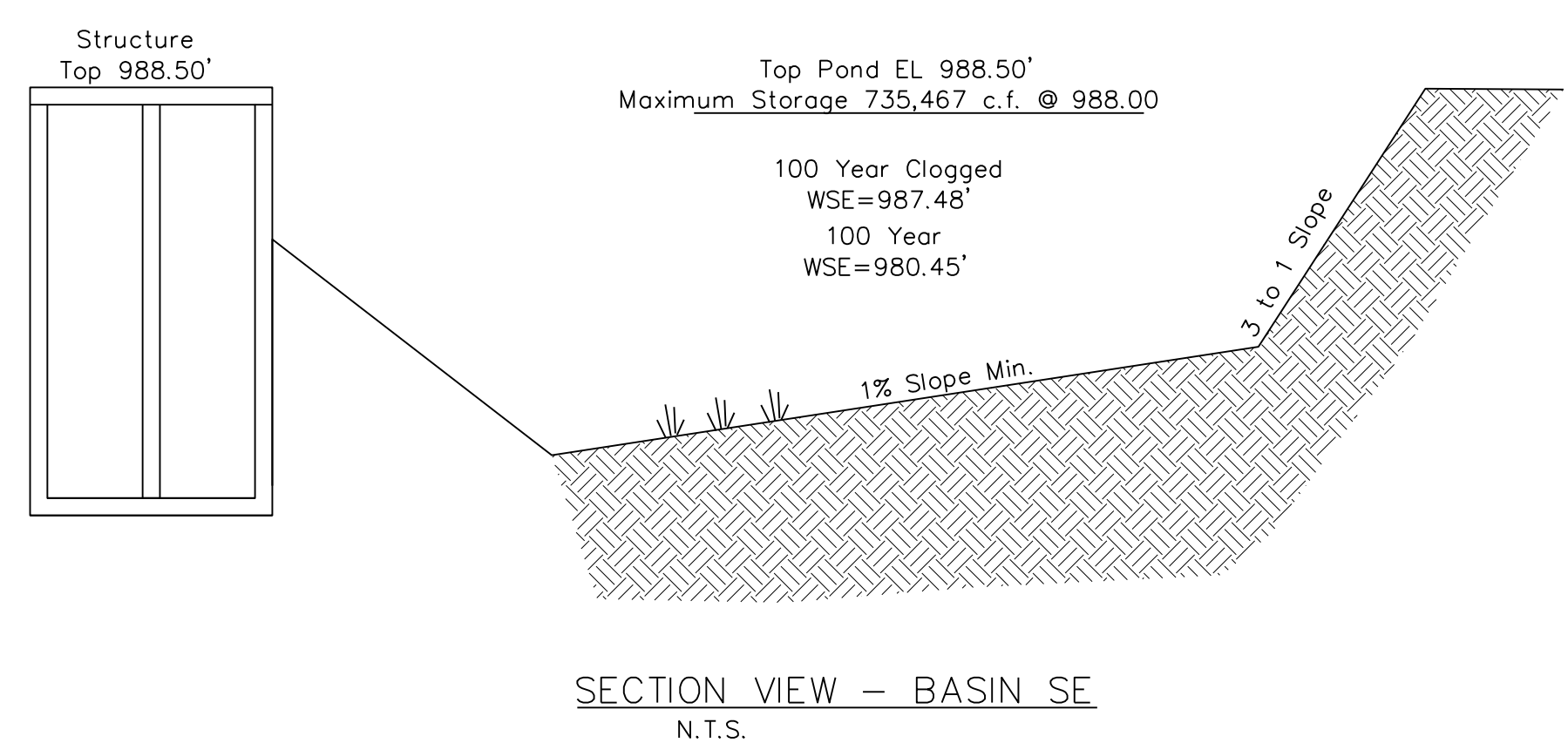
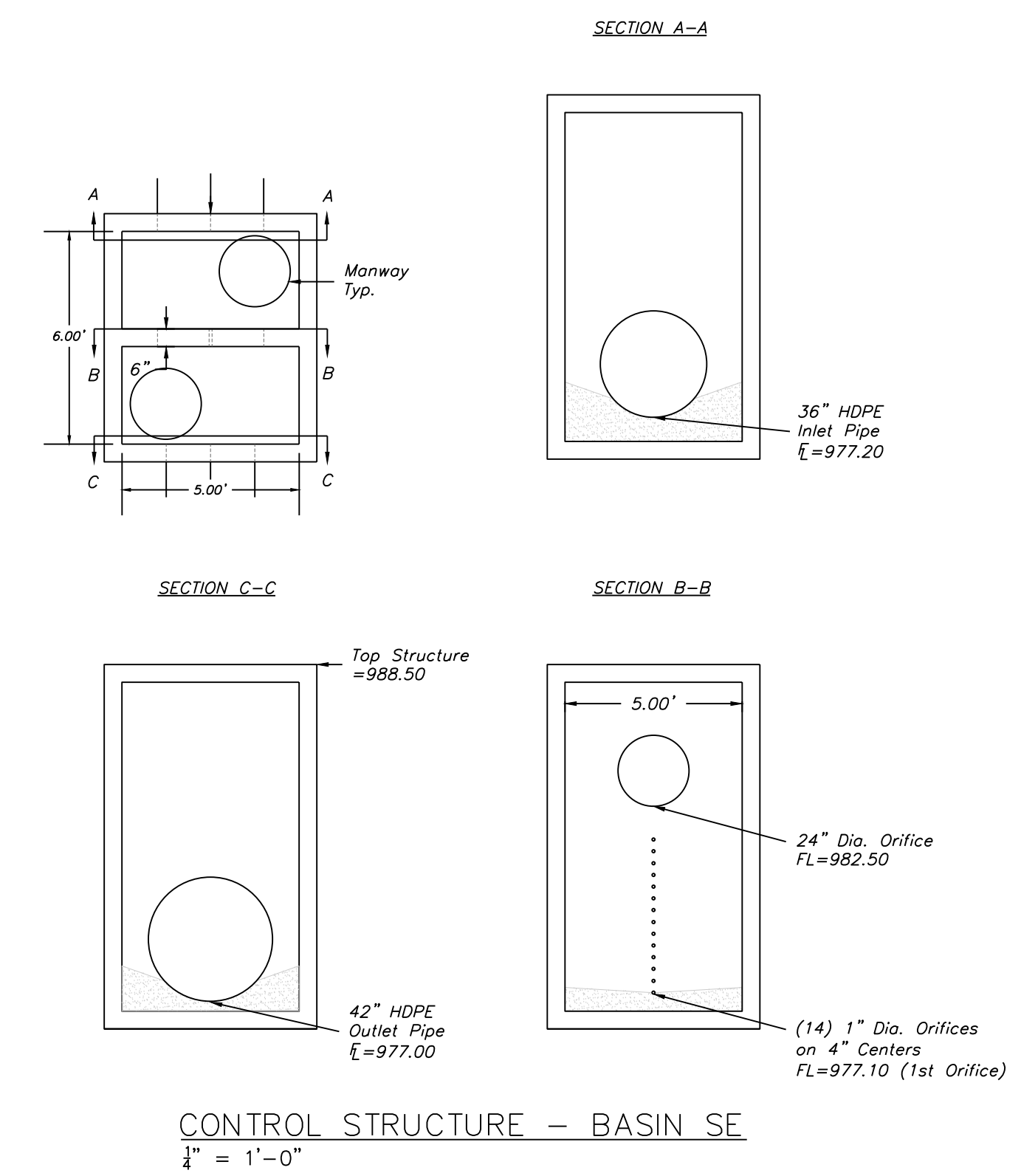
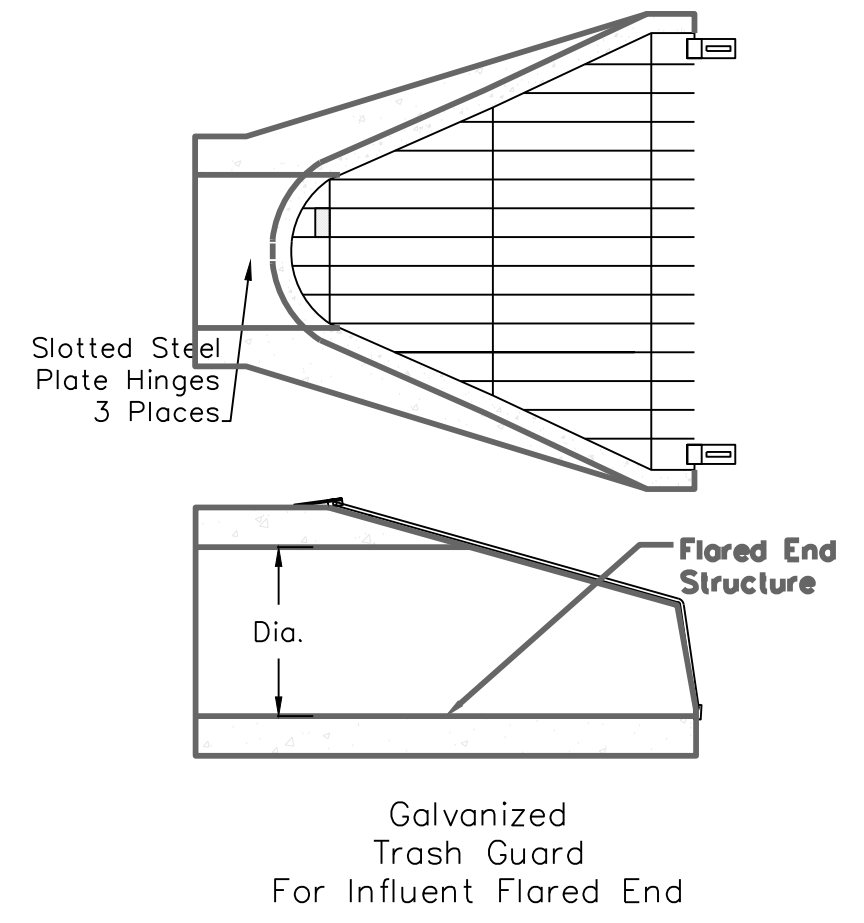
REVISIONS

No.	Description



DETENTION BASIN PLAN
SCALE: 1" = 40'

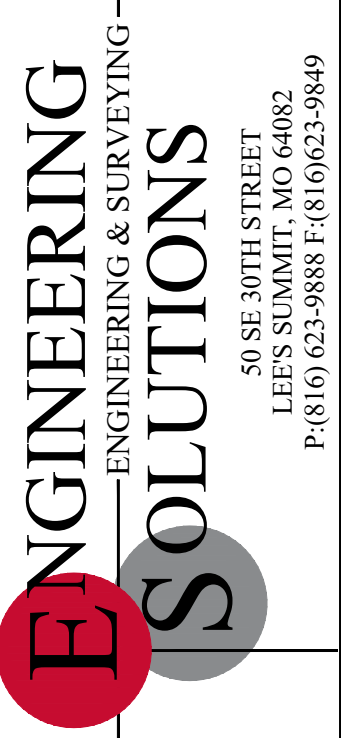
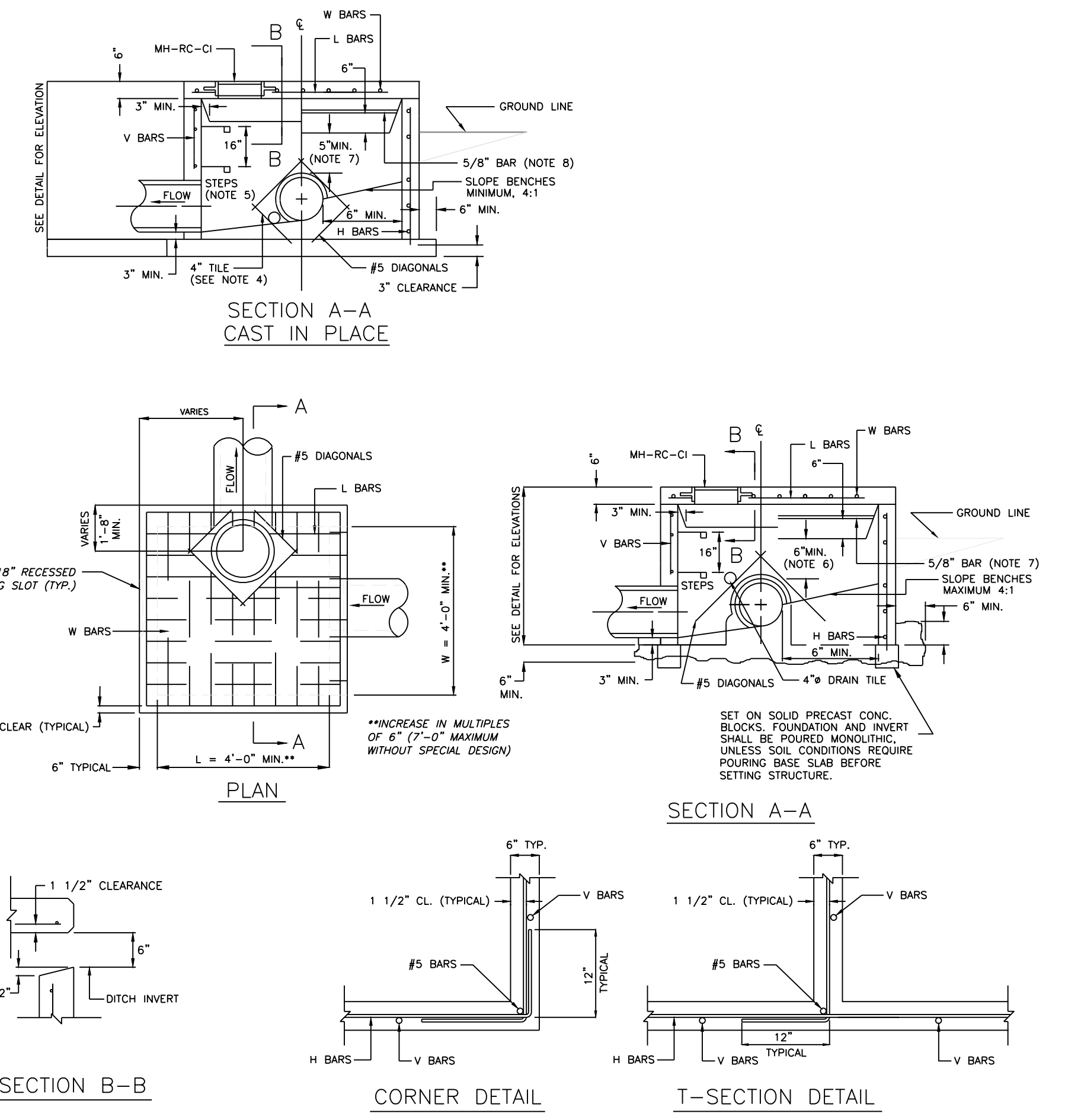
- NOTES:
1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
 2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



- GENERAL NOTES:
1. Locate ring and cover over outlet.
 2. All work and materials shall conform to APWA Sect. 2600.
 3. Use 3/4" chamfer strip on all exposed concrete corners.
 4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
 5. Boxouts will not be allowed to project through the corners of the structure.
 6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
 7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
 9. Show field inlet orientation on plans plus number and size of opening.
 10. O.R. = one half outside pipe diameter (O.D.).
 11. 4" # field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.
 12. Location of the Manhole shall be located along the Northeast side of the structure.

REINFORCING

BAR	SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



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Project:
Town Centre Logistics Lot 4 & Tract A
Lees Summit, Jackson County, Missouri

Issue Date:
February 24, 2023

Detention Basin Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lees Summit, Jackson County, Missouri



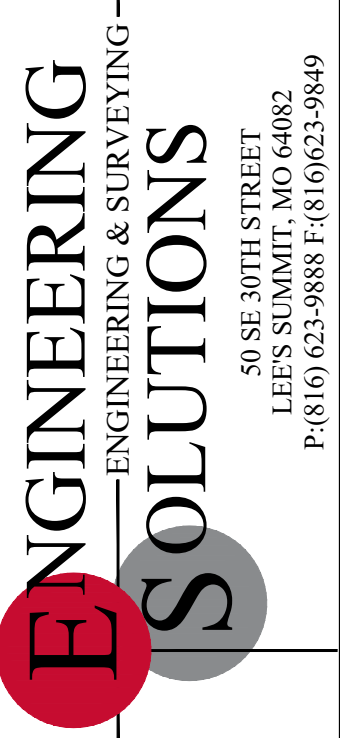
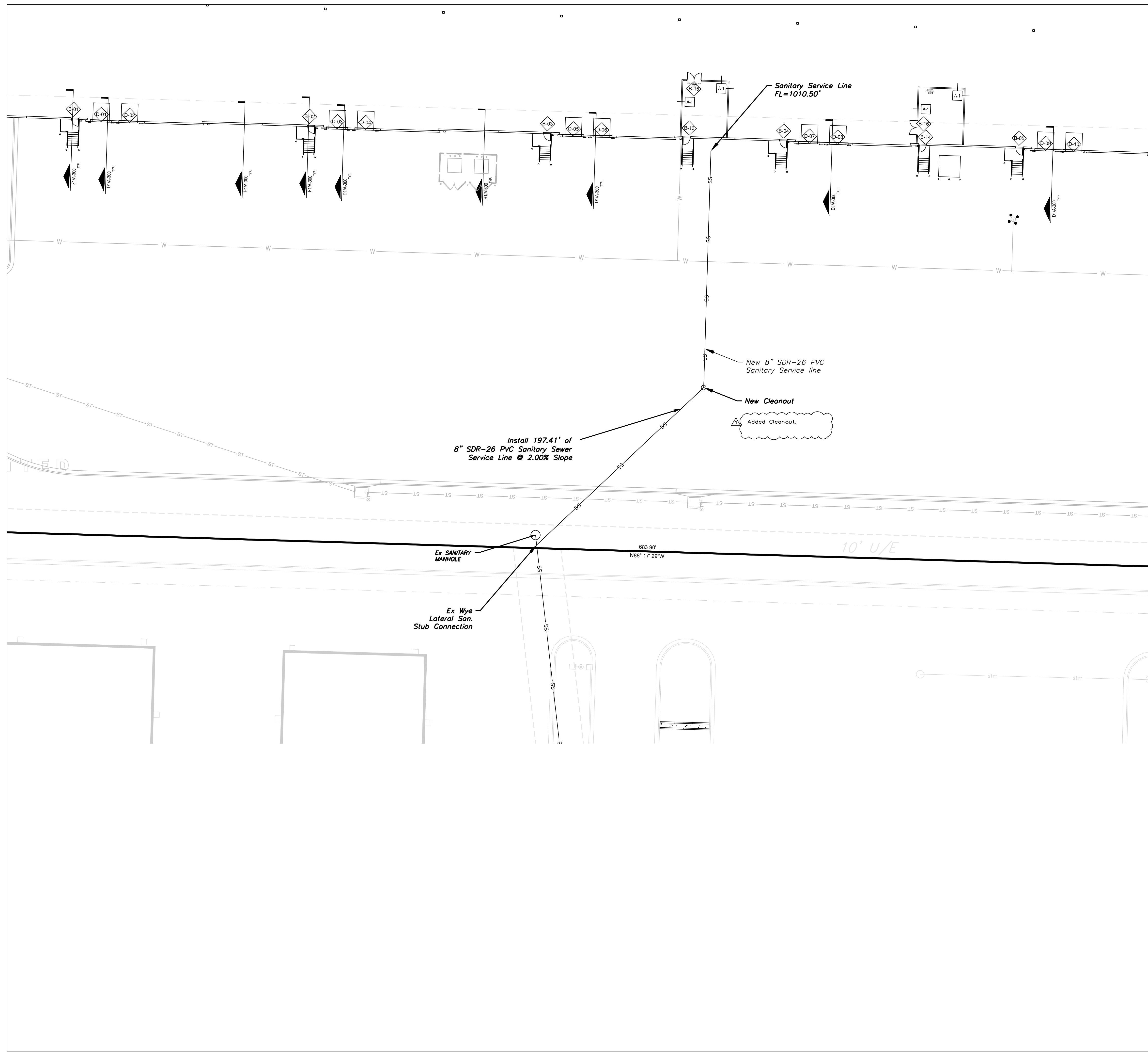
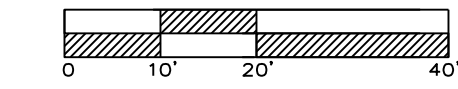
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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SANITARY SERVICE PLAN

SCALE: 1" = 20'

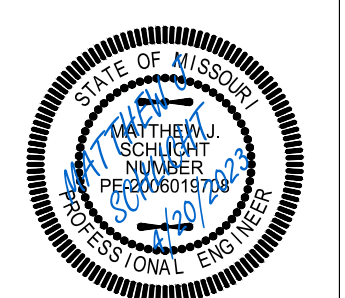


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Sanitary Service Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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NO.	DATE	DESCRIPTION

WATER SERVICE PLAN



SCALE: 1" = 20'

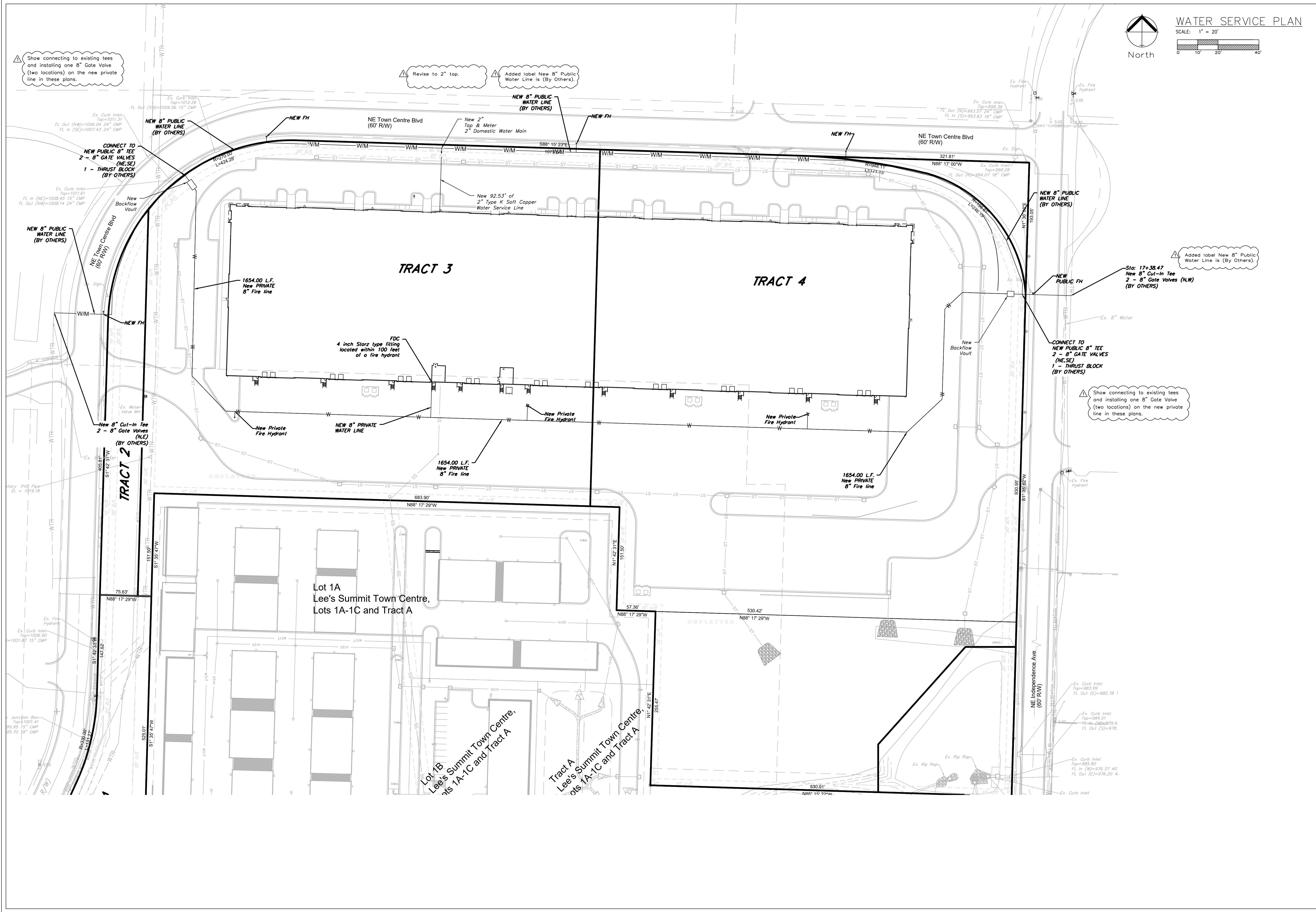
Show connecting to existing tees and installing one 8" Gate Valve (two locations) on the new private line in these plans.

Revise to 2" top.

Added label New 8" Public Water Line is (By Others).

Added label New 8" Public Water Line is (By Others).

Show connecting to existing tees and installing one 8" Gate Valve (two locations) on the new private line in these plans.



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200500319-D
 Kansas
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 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

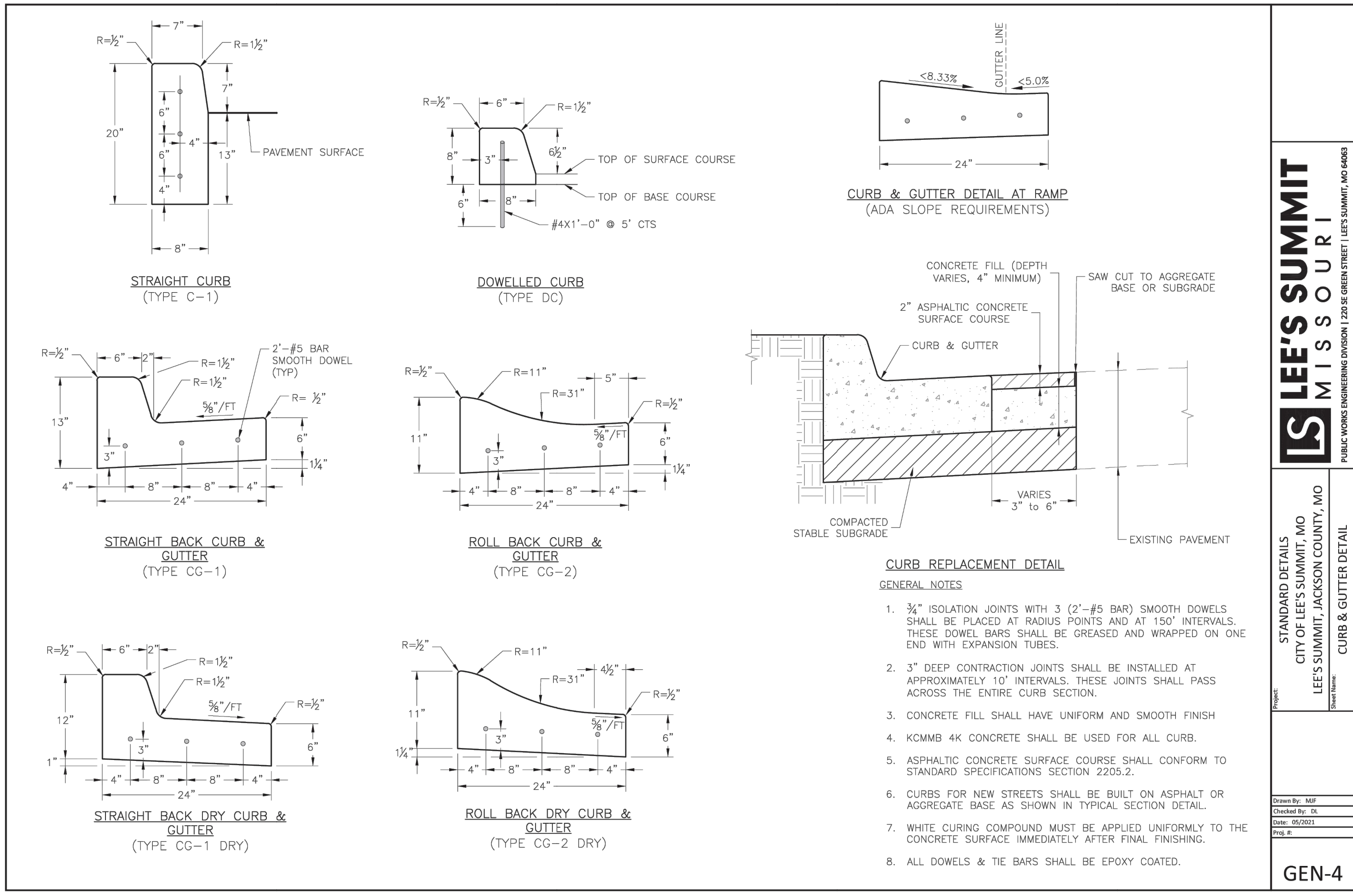
Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

Water Service Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



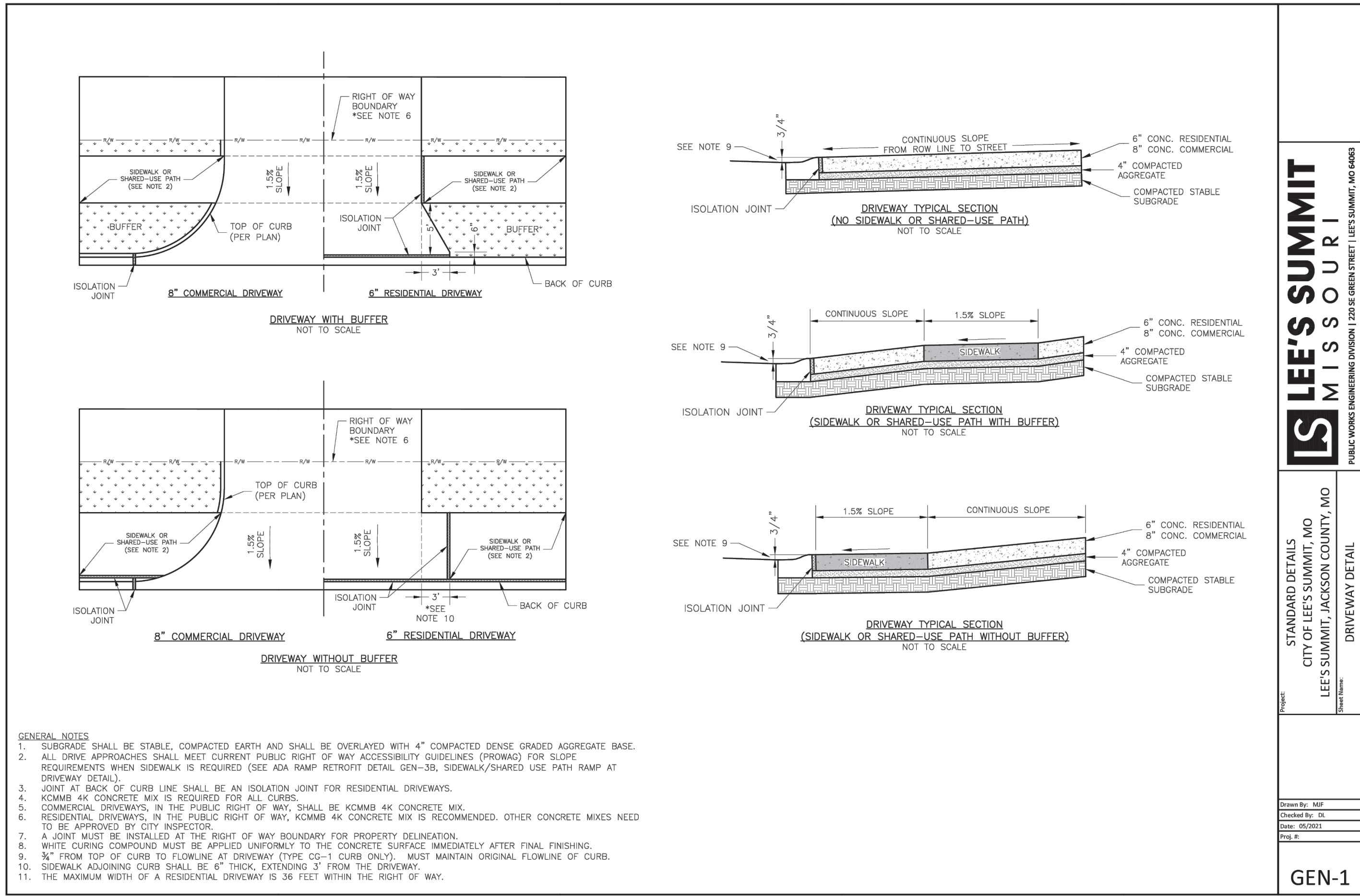
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS



PROJECT: TOWN CENTRE LOGISTICS LOT 4 & TRACT A, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 SHEET: GEN-4
 DATE: FEBRUARY 2019

DESIGNED BY: MJP
 CHECKED BY: GSK
 DATE: FEBRUARY 2019
 SHEET: GEN-4



PROJECT: TOWN CENTRE LOGISTICS LOT 4 & TRACT A, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 SHEET: GEN-1
 DATE: FEBRUARY 2019

DESIGNED BY: MJP
 CHECKED BY: GSK
 DATE: FEBRUARY 2019
 SHEET: GEN-1

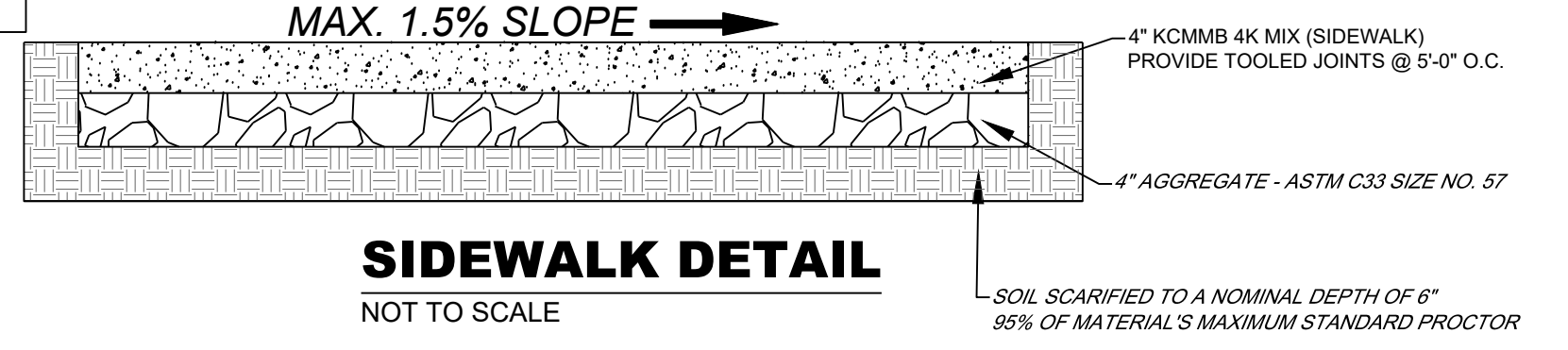
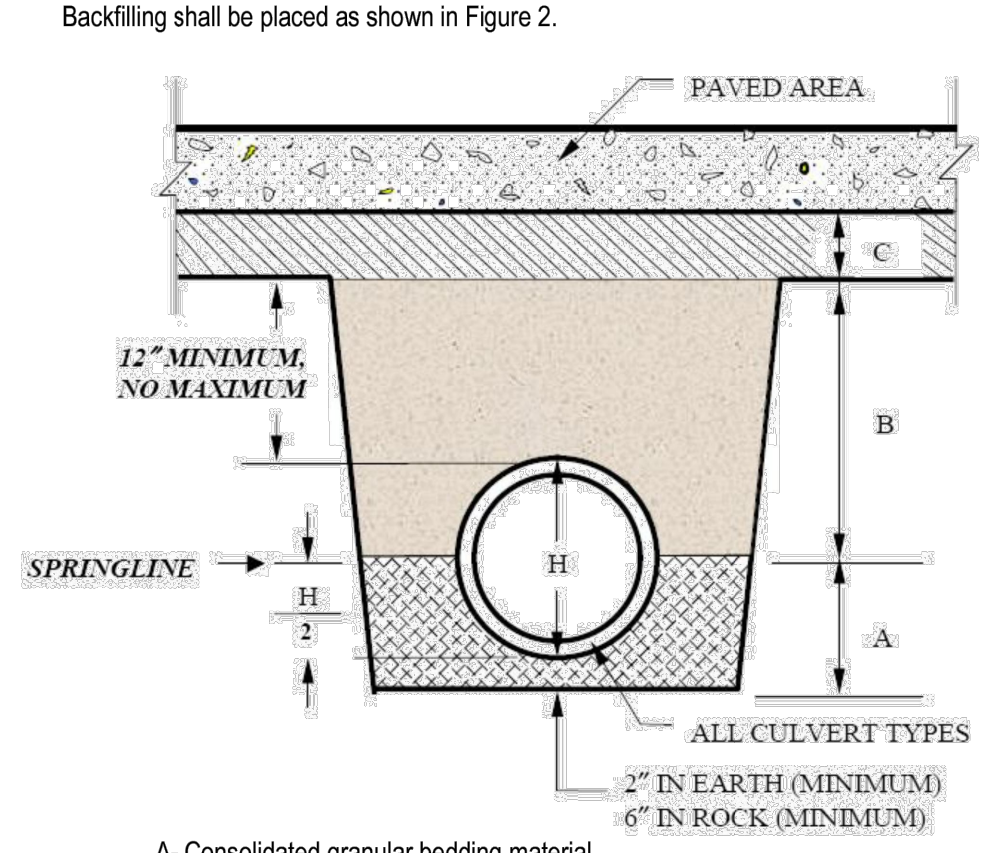
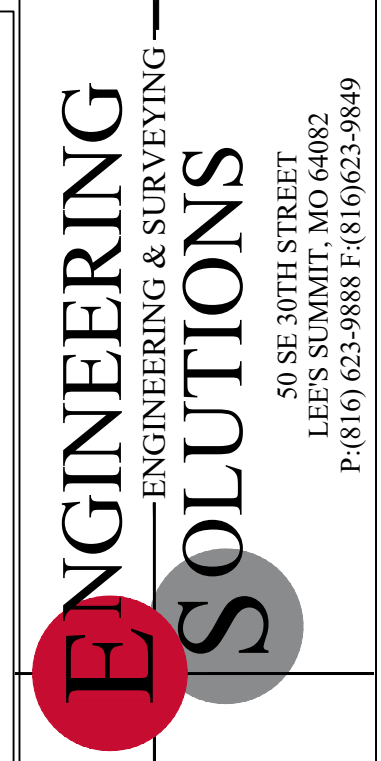


Figure 2
 The following cross-sectional view of typical storm sewer trench construction under street, alley pavements, and entrances Figure 2, shall apply to all storm sewer backfill areas where deep trenches are not widened to allow heavy roadway compaction equipment. Figure 2 shall also apply to shallow (30" to 18" from top of pipe to bottom of pavement) roadway trenches:



Backfilling shall be placed as shown in Figure 2.
 A- Consolidated granular bedding material.
 B- Granular bedding material or Flowable Backfill (CLSM).
 C - Compacted Embankment - 2102.6. Lift thickness shall not exceed the capability of the equipment being utilized to achieve the proper density and consolidation, and in no case shall a lift exceed twelve inches for soil. The minimum width, W, shall be two feet wider than the width of the required compaction device, or five feet, whichever is greater.
 D - Compacted Subgrade - Subgrade thickness shall be as specified in Table 1 of Section 5206 and as directed by the Engineer. Subgrade preparation shall be done in accordance with Section 2201 and shall consist of aggregate for base course, stabilized subgrade, or compacted soil - in accordance with the associated Sections 2201, 2202, and 2203.
 Figure 2
 (For Deep Trenches Without Roadway Compaction Equipment, or Shallow Trenches Having Less than 30" of Cover)

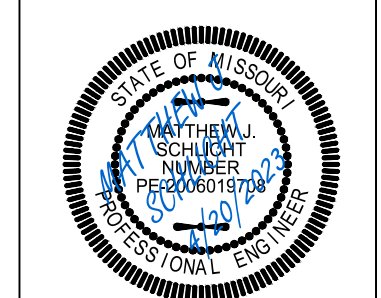


Professional Registration
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 Engineering 200602188-D
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Project: TOWN CENTRE LOGISTICS LOT 4 & TRACT A, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 Issue Date: February 24, 2023

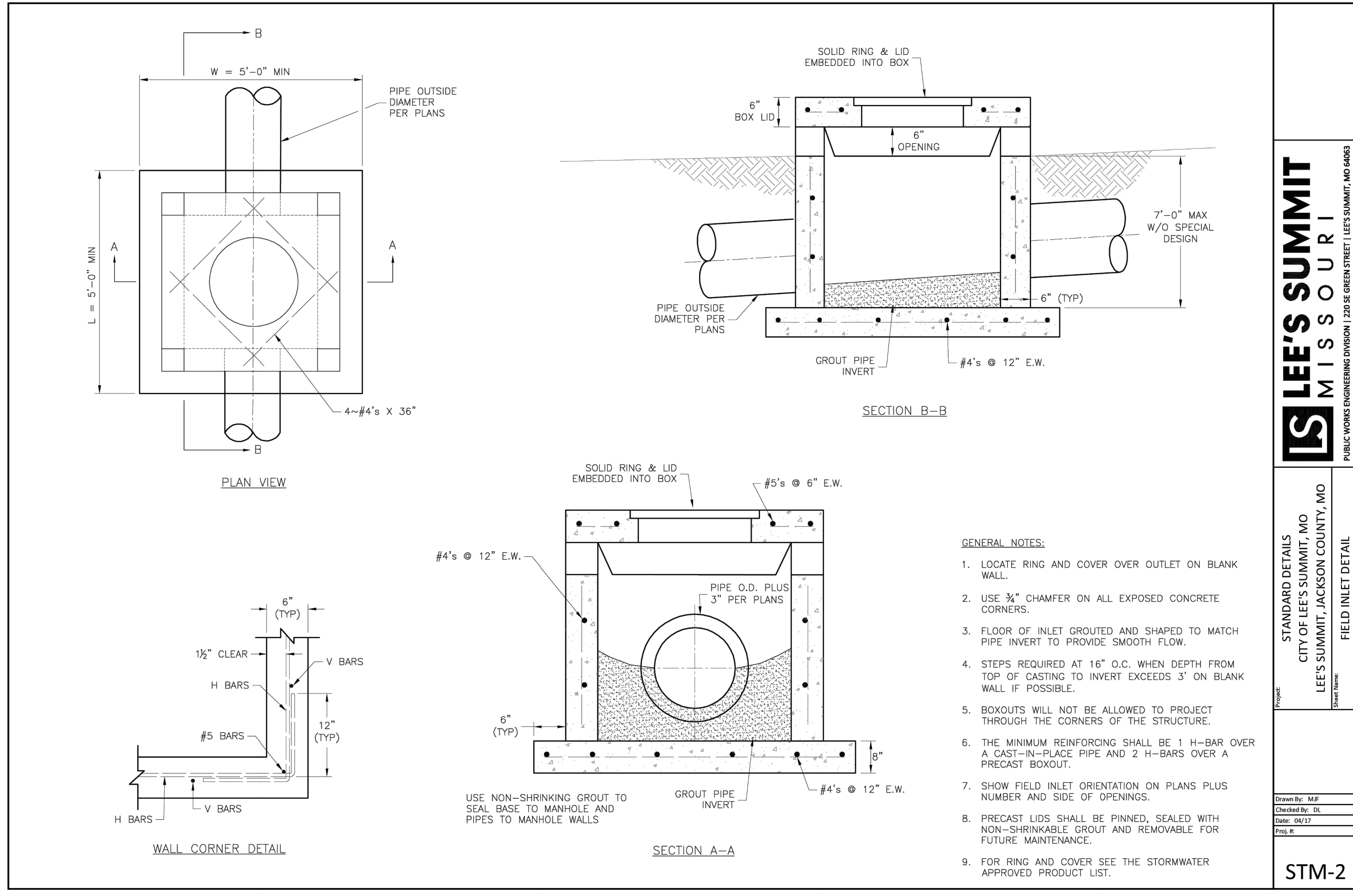
Project: TOWN CENTRE LOGISTICS LOT 4 & TRACT A, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 Issue Date: February 24, 2023

Standard Details
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



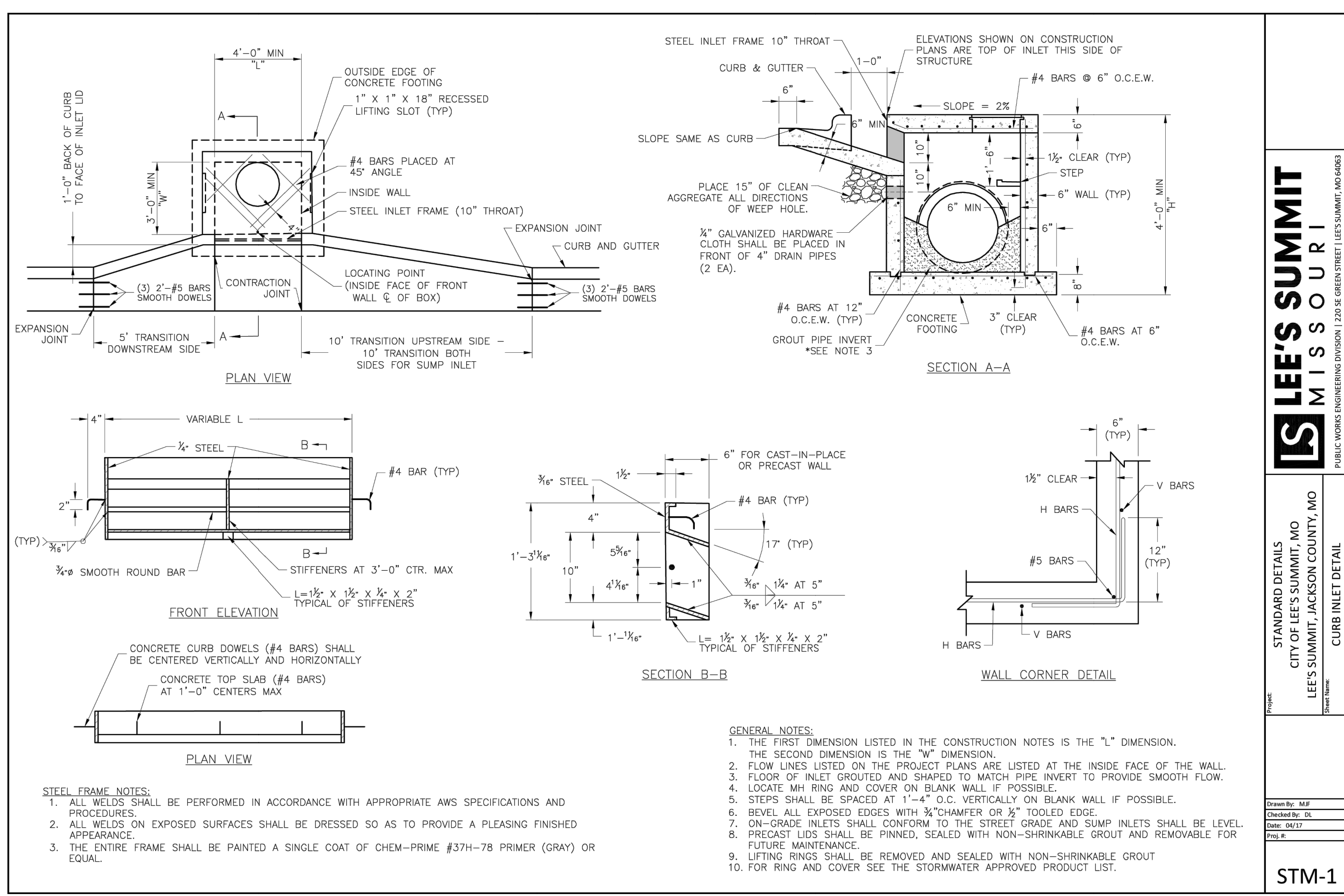
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 KS PE 19071
 OK PE 25226

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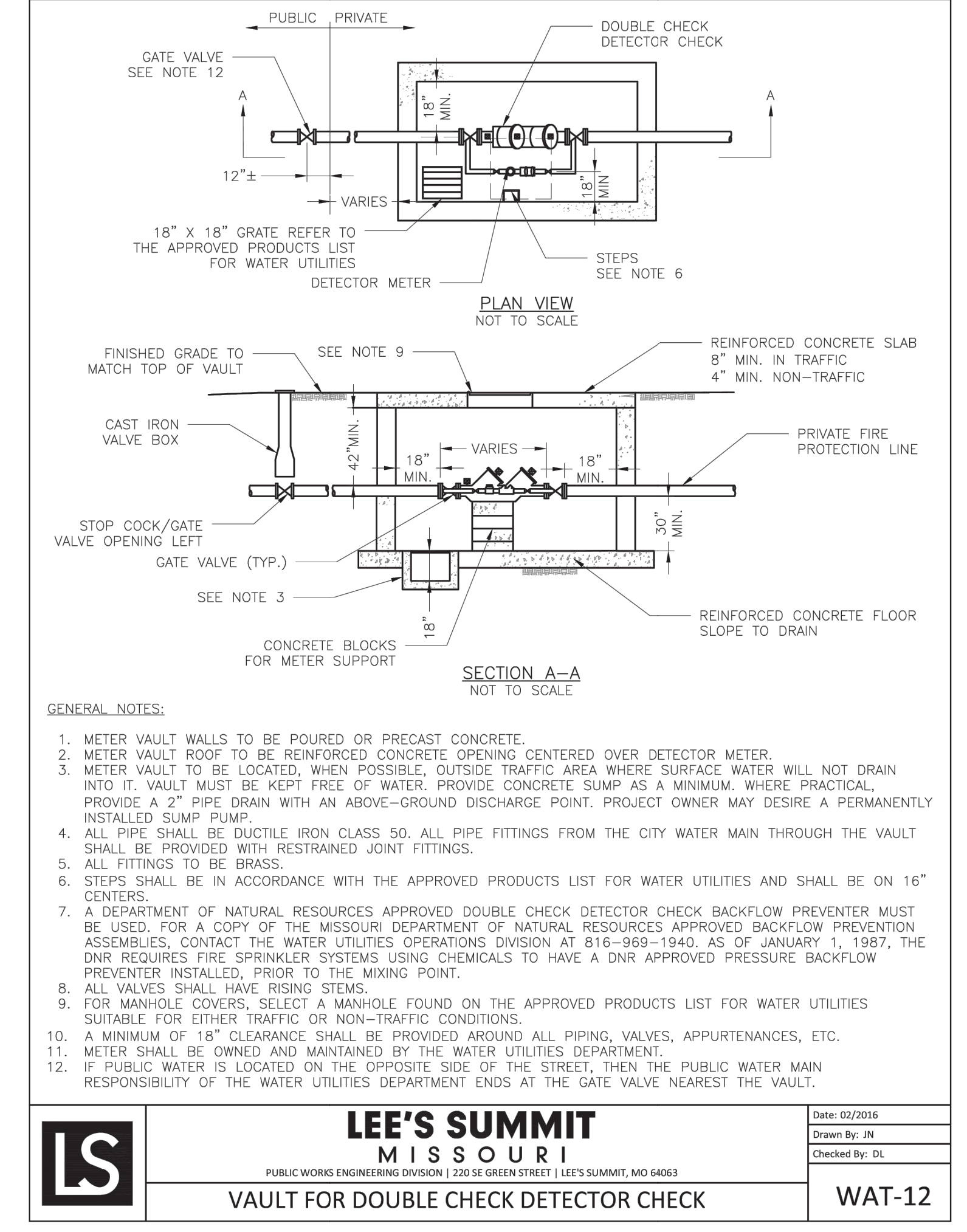
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 FIELD INLET DETAIL
 Drawn By: MIF
 Checked By: DL
 Date: 04/17
 File: STM-2.rvt
 Pkg: A
STM-2



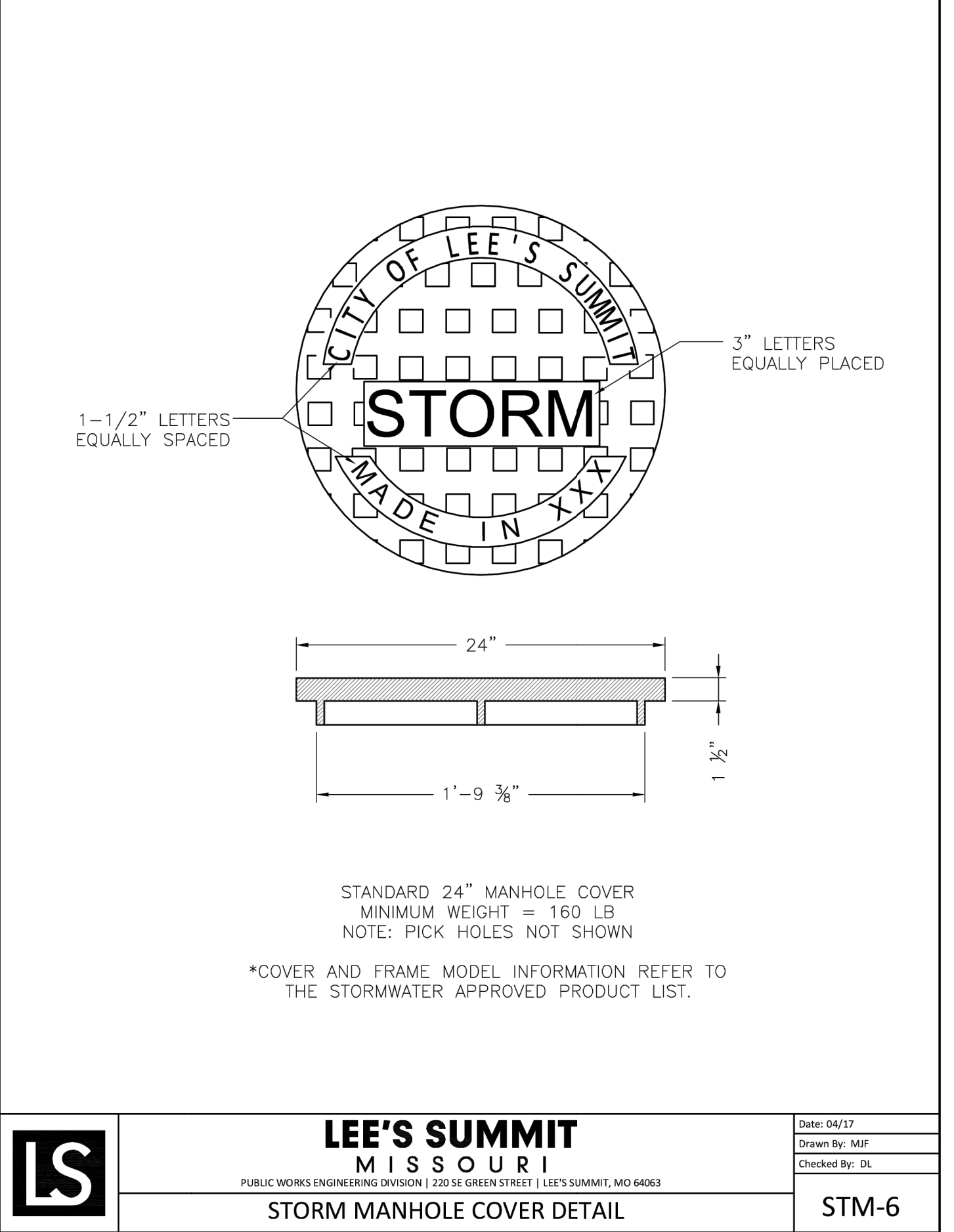
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 CURB INLET DETAIL
 Drawn By: MIF
 Checked By: DL
 Date: 02/2016
 File: STM-1.rvt
 Pkg: A
STM-1



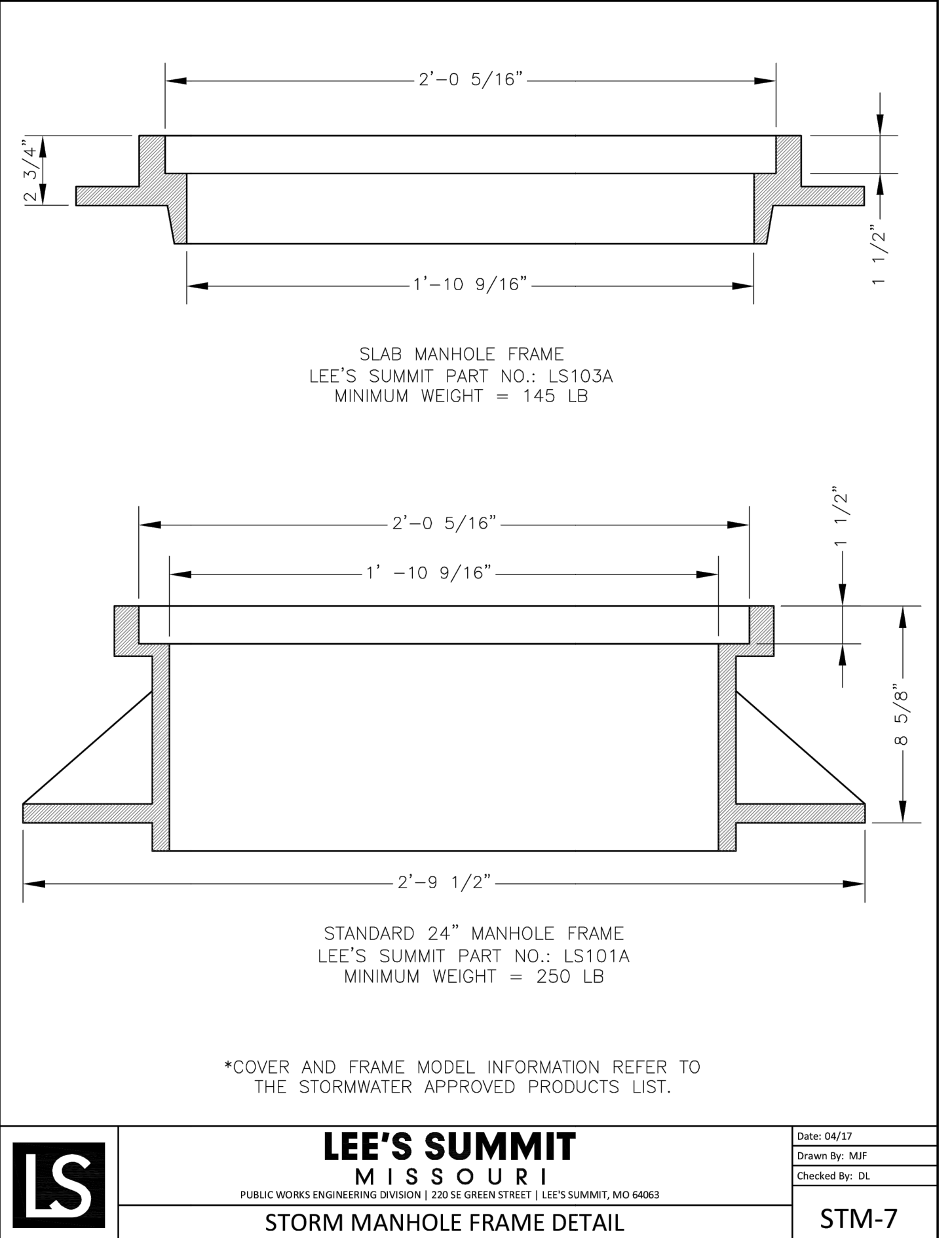
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 Drawn By: JIN
 Checked By: DL
 Date: 02/2016
 File: WAT-12.rvt
 Pkg: A
WAT-12



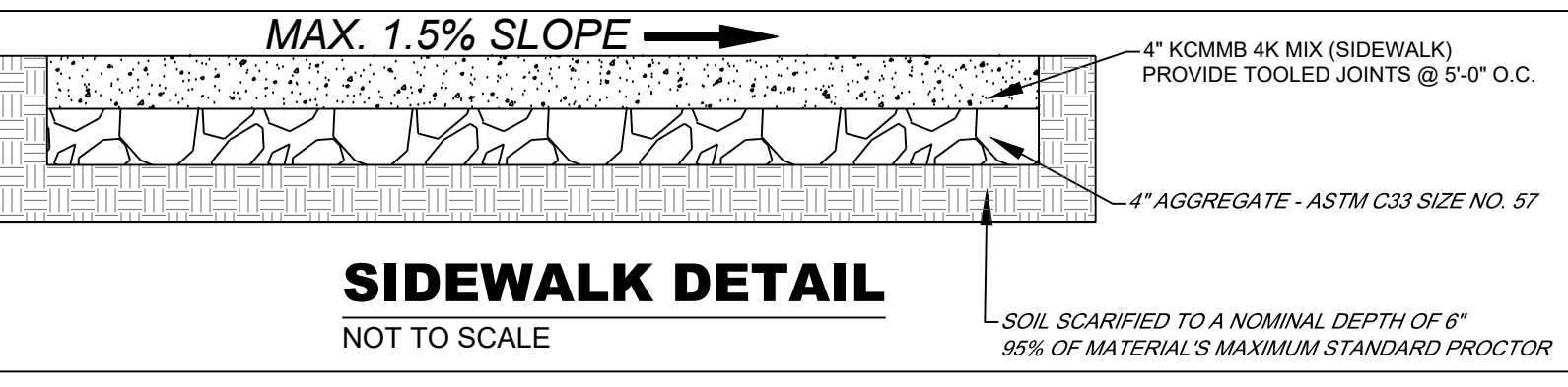
LEE'S SUMMIT MISSOURI
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STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 Drawn By: MIF
 Checked By: DL
 Date: 04/17
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STM-6

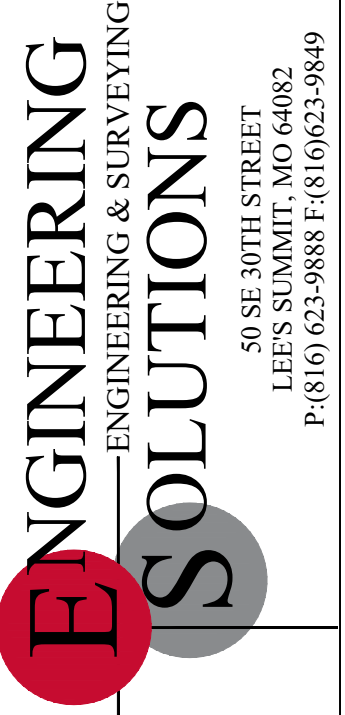


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STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 Drawn By: MIF
 Checked By: DL
 Date: 04/17
 File: STM-7.rvt
 Pkg: A
STM-7



GENERAL NOTE:
 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



Professional Registration
 Missouri
 Engineering 200602188-D
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 Kansas
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 LSHMO
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Standard Details
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

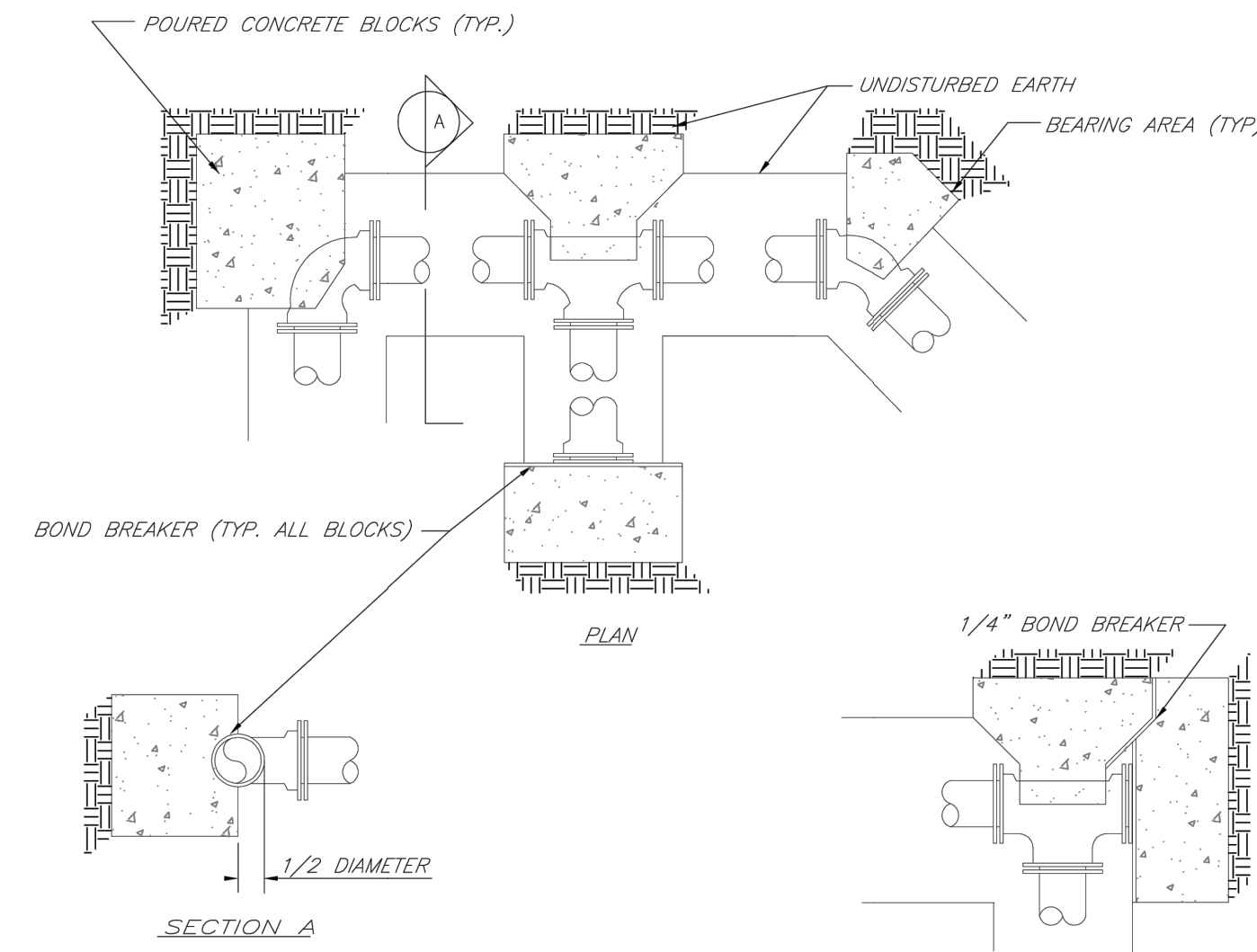


Matthew J. Schlicht
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 KS PE 19071
 OK PE 23226

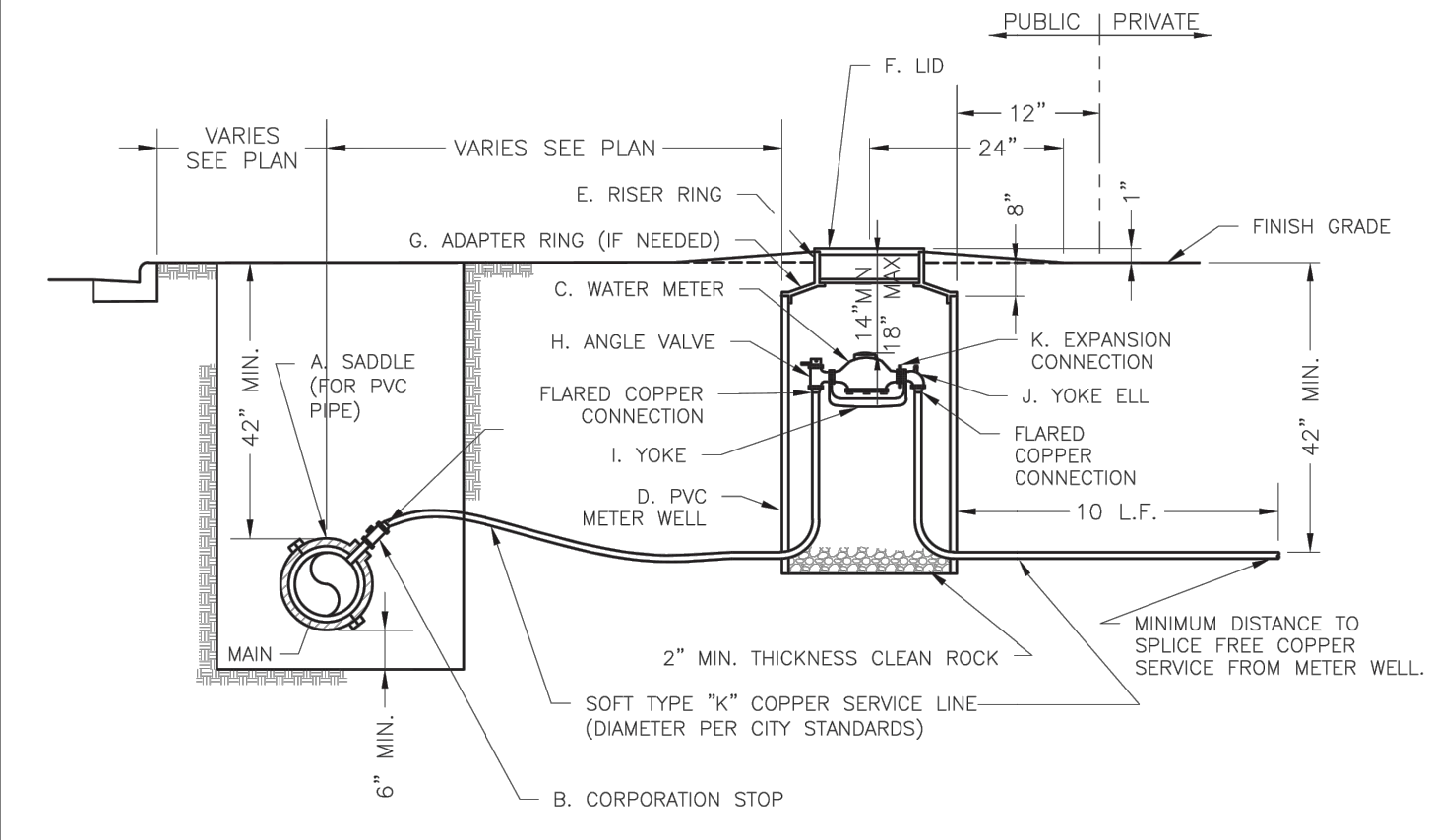
REVISIONS
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REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	22.5	11.25
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

- NOTES:
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 - BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

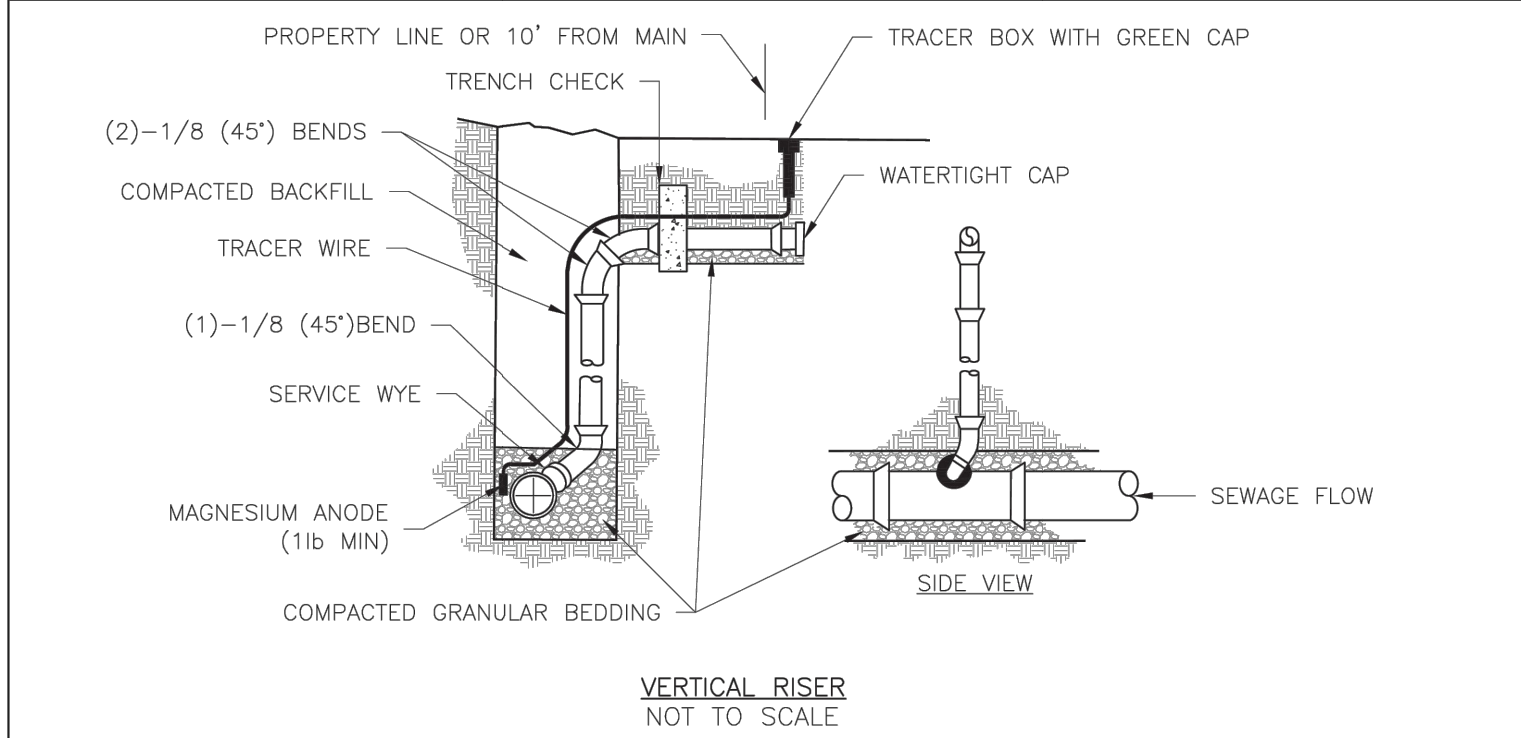
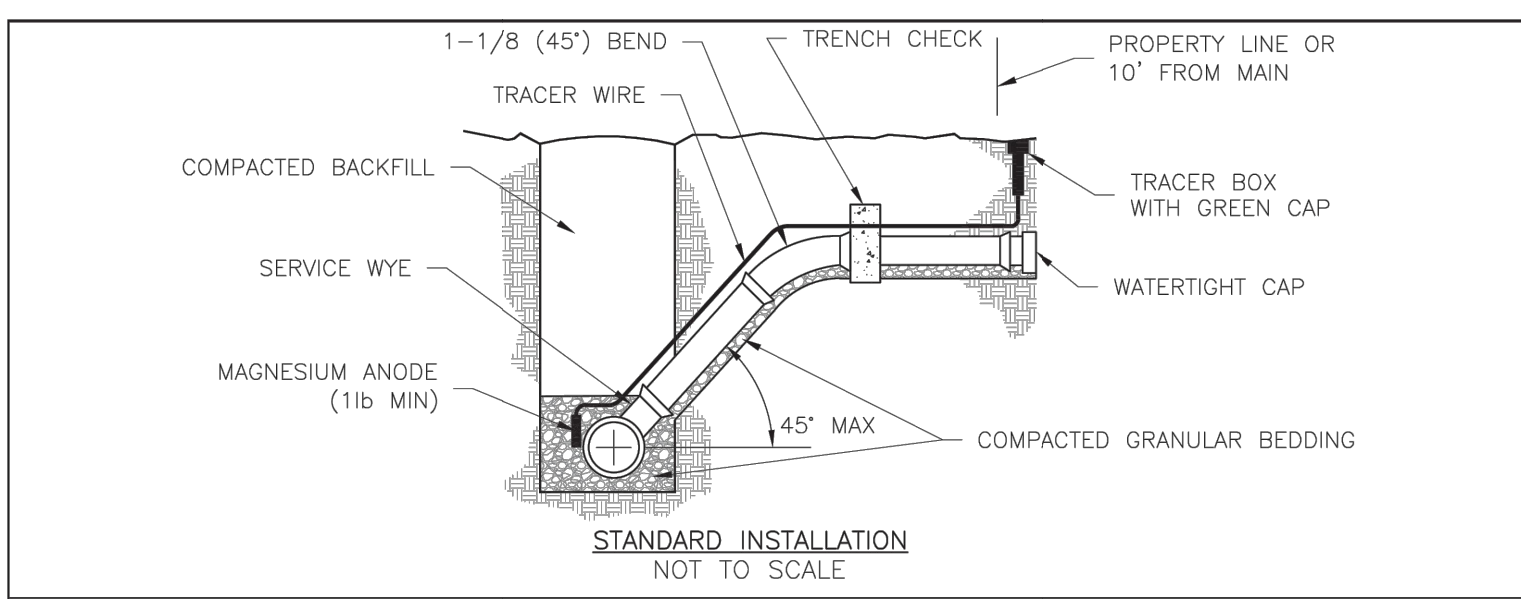


LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
HORIZONTAL THRUST BLOCKS		Checked By: DL
		FILE: WAT-1
		Rev: 1/14
		Rev:



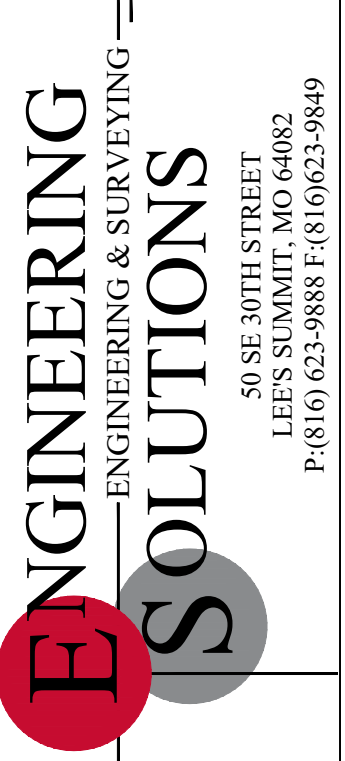
- NOTES:
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 - 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 - EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 - NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 - SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 - LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 - CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LS	LEE'S SUMMIT MISSOURI	Date: 06/2015
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
SERVICE CONNECTION WITH METER WELL		Checked By: DL
		WAT-11



- NOTES:
- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 - IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 - TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 - SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 - #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 - FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 - TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 - THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LS	LEE'S SUMMIT MISSOURI	Date: 12/2015
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MIF
SANITARY SEWER STUB DETAIL		Checked By: DL
		SAN-1

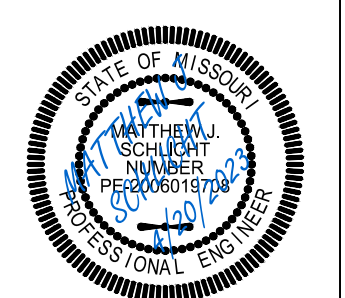


Professional Registration
 Missouri
 Engineering 200602188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

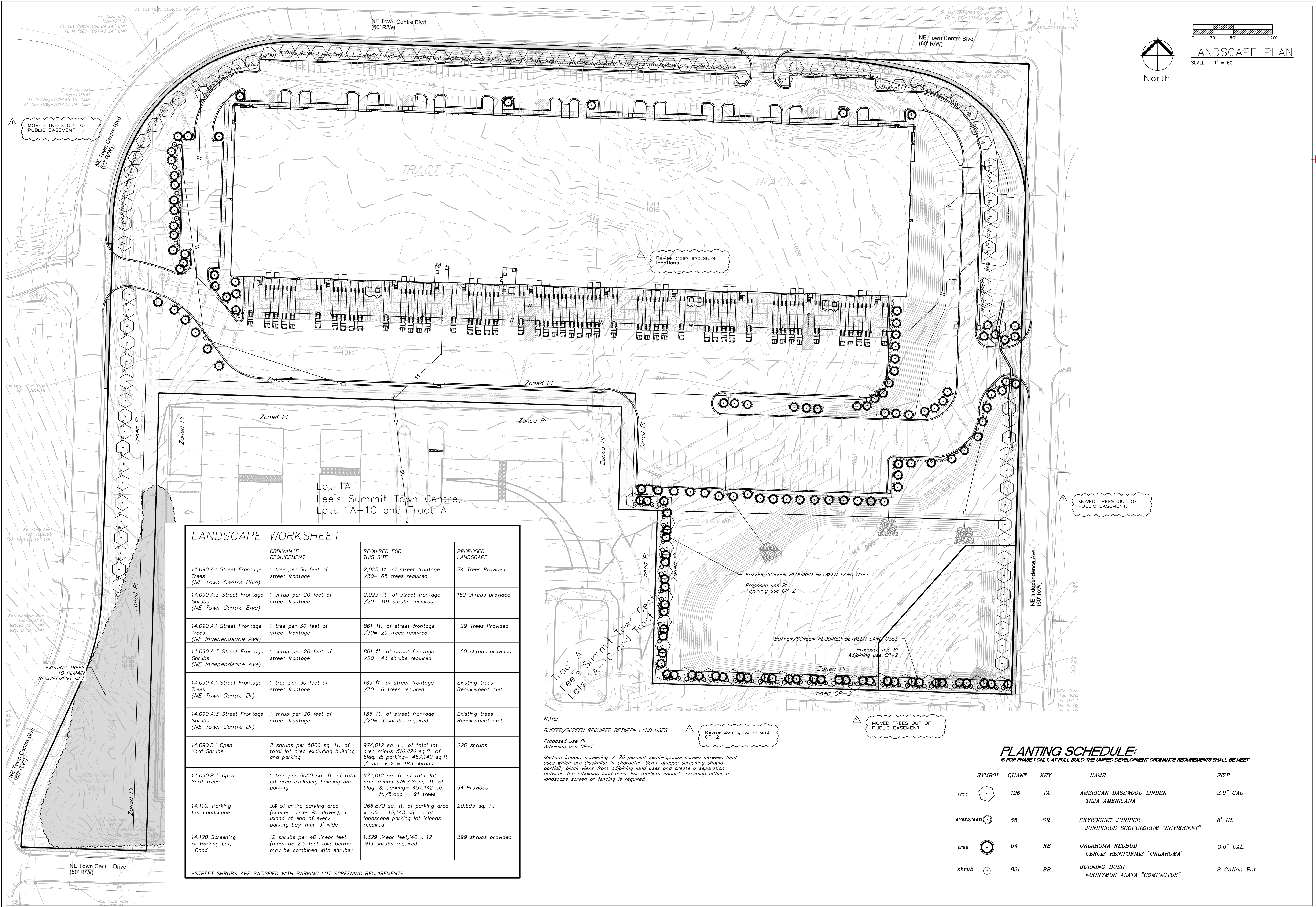
Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

Standard Details
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS
REV. 4/20/2023



Lot 1A
Lee's Summit Town Centre,
Lots 1A-1C and Tract A

LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (NE Town Centre Blvd)	1 tree per 30 feet of street frontage	2,025 ft. of street frontage /30= 68 trees required	74 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Town Centre Blvd)	1 shrub per 20 feet of street frontage	2,025 ft. of street frontage /20= 101 shrubs required	162 shrubs provided
14.090.A.1 Street Frontage Trees (NE Independence Ave)	1 tree per 30 feet of street frontage	861 ft. of street frontage /30= 29 trees required	29 Trees Provided
14.090.A.3 Street Frontage Shrubs (NE Independence Ave)	1 shrub per 20 feet of street frontage	861 ft. of street frontage /20= 43 shrubs required	50 shrubs provided
14.090.A.1 Street Frontage Trees (NE Town Centre Dr)	1 tree per 30 feet of street frontage	185 ft. of street frontage /30= 6 trees required	Existing trees Requirement met
14.090.A.3 Street Frontage Shrubs (NE Town Centre Dr)	1 shrub per 20 feet of street frontage	185 ft. of street frontage /20= 9 shrubs required	Existing trees Requirement met
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	974,012 sq. ft. of total lot area minus 516,870 sq. ft. of bldg. & parking= 457,142 sq. ft. /5,000 x 2 = 183 shrubs	220 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	974,012 sq. ft. of total lot area minus 516,870 sq. ft. of bldg. & parking= 457,142 sq. ft. /5,000 = 91 trees	94 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	266,870 sq. ft. of parking area x .05 = 13,343 sq. ft. of landscape parking lot islands required	20,595 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	1,329 linear feet/40 x 12 399 shrubs required.	399 shrubs provided

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

NOTE:
 BUFFER/SCREEN REQUIRED BETWEEN LAND USES
 Proposed use PI Adjoining use CP-2
 Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

PLANTING SCHEDULE:
 IS FOR PHASE 1 ONLY; AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree (hexagon)	126	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen (circle)	65	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree (circle)	94	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub (circle)	831	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



Professional Registration
 Missouri
 Engineering 2005602188-D
 Surveying 200506319-D
 Kansas
 Engineering E-1895
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 TOWN CENTER,
 LSHO
 Issue Date:
 February 24, 2023

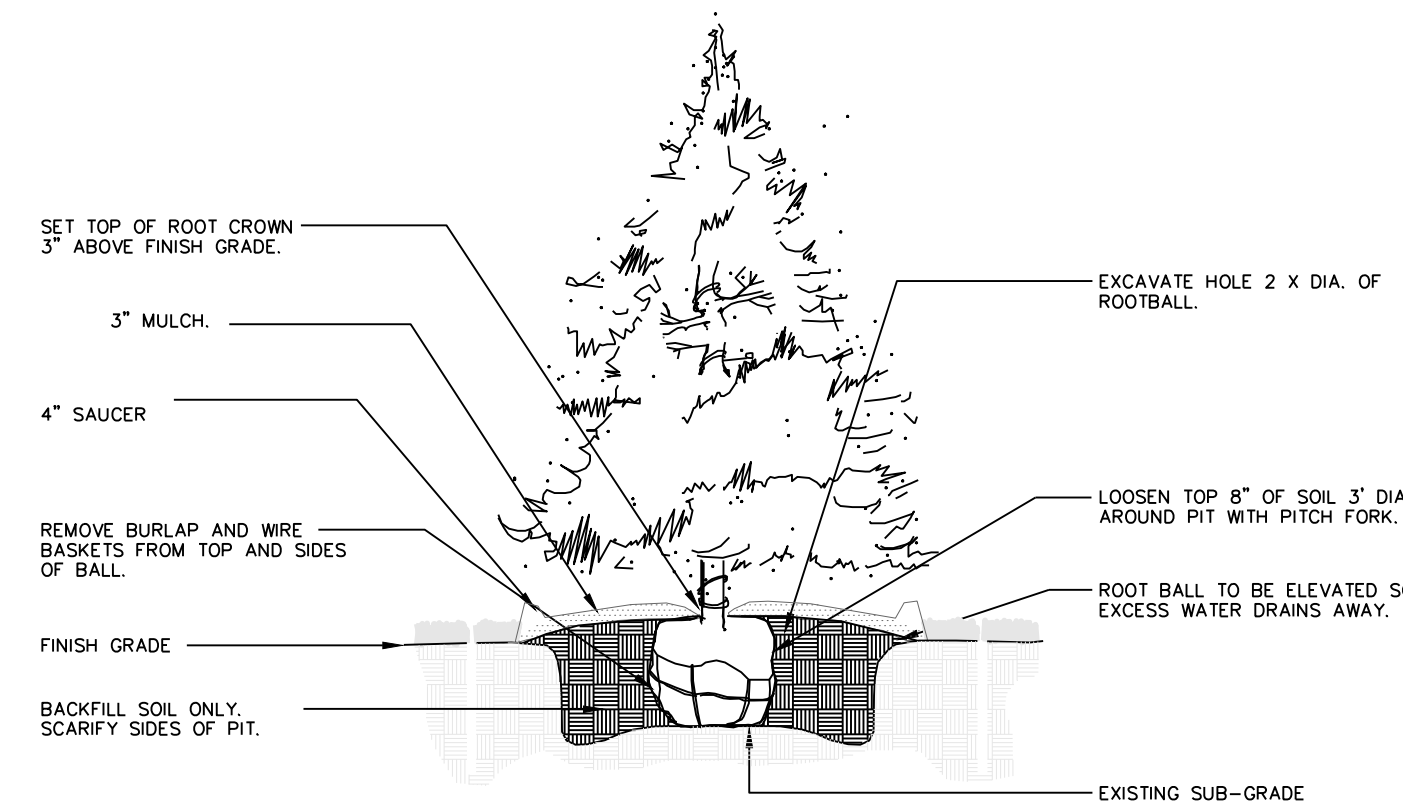
Town Centre Logistics Lot 4 & Tract A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LANDSCAPE PLAN
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



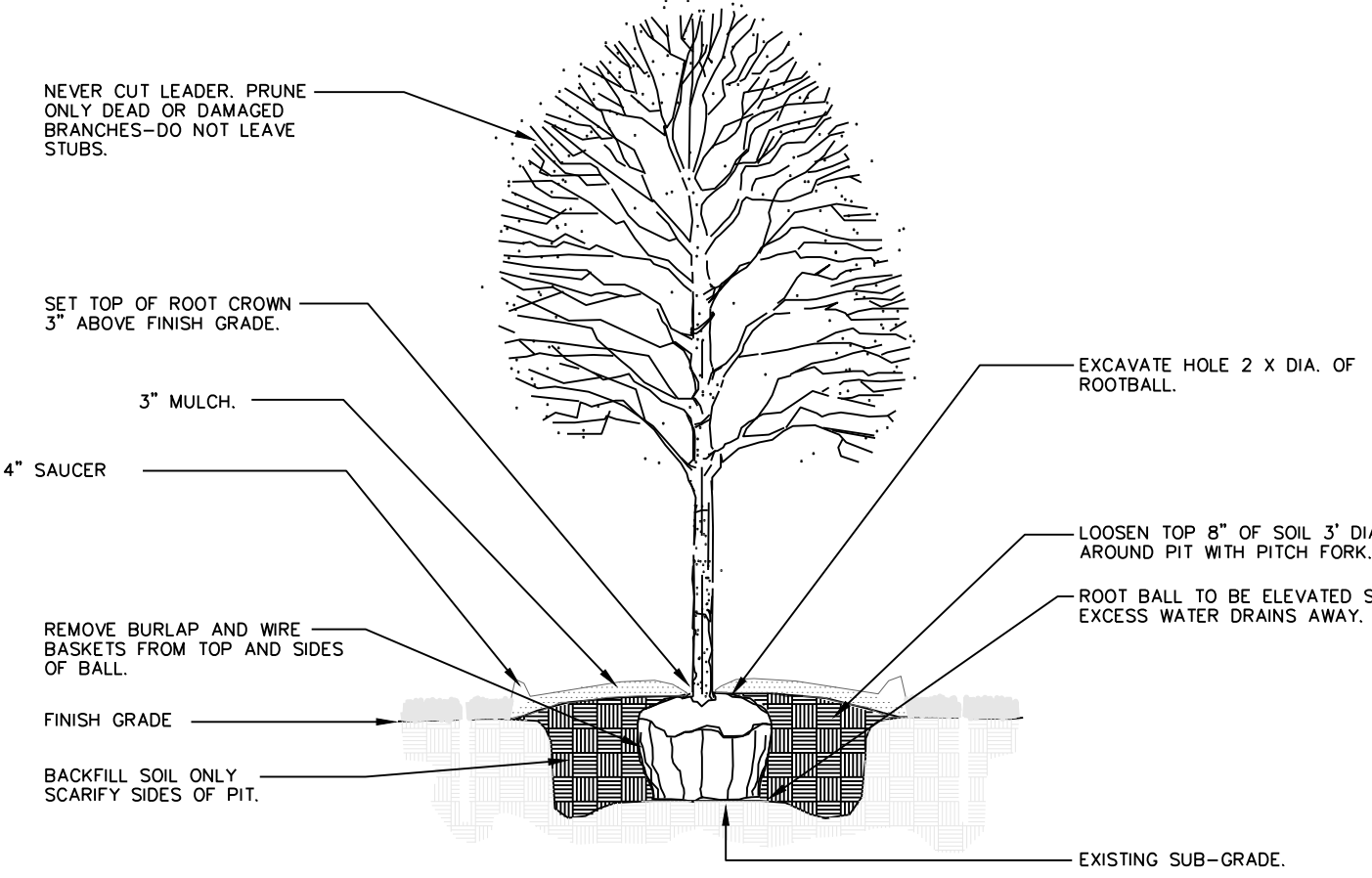
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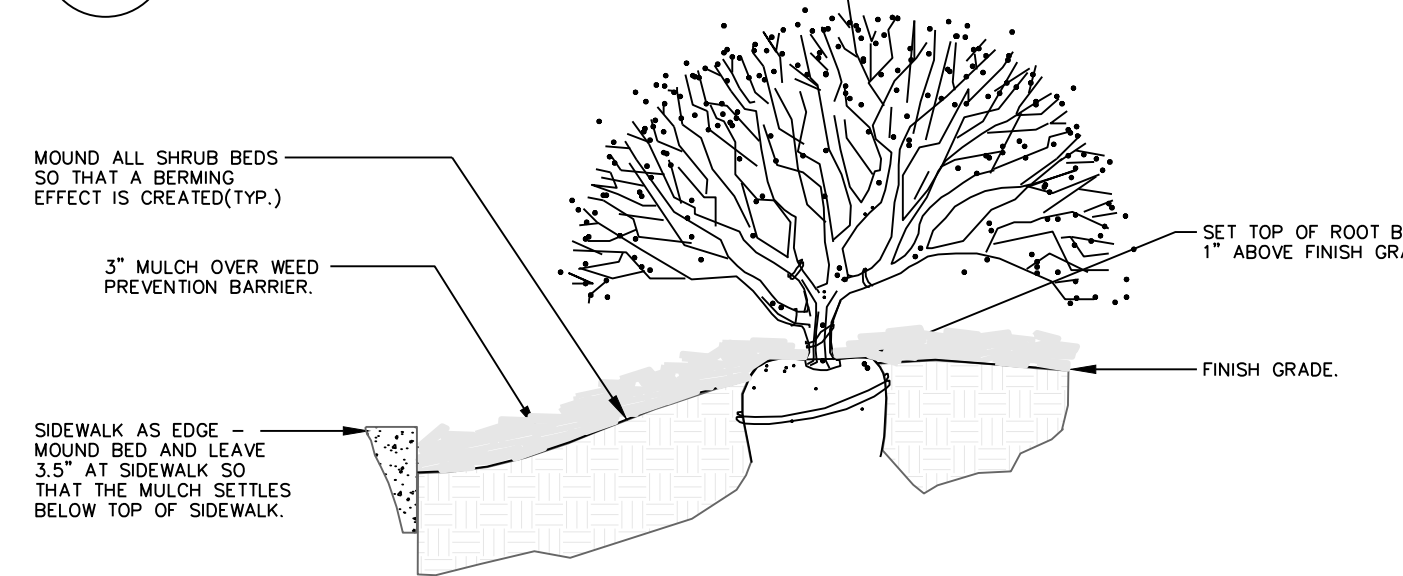
1 **EVERGREEN TREE PLANTING**

NTS



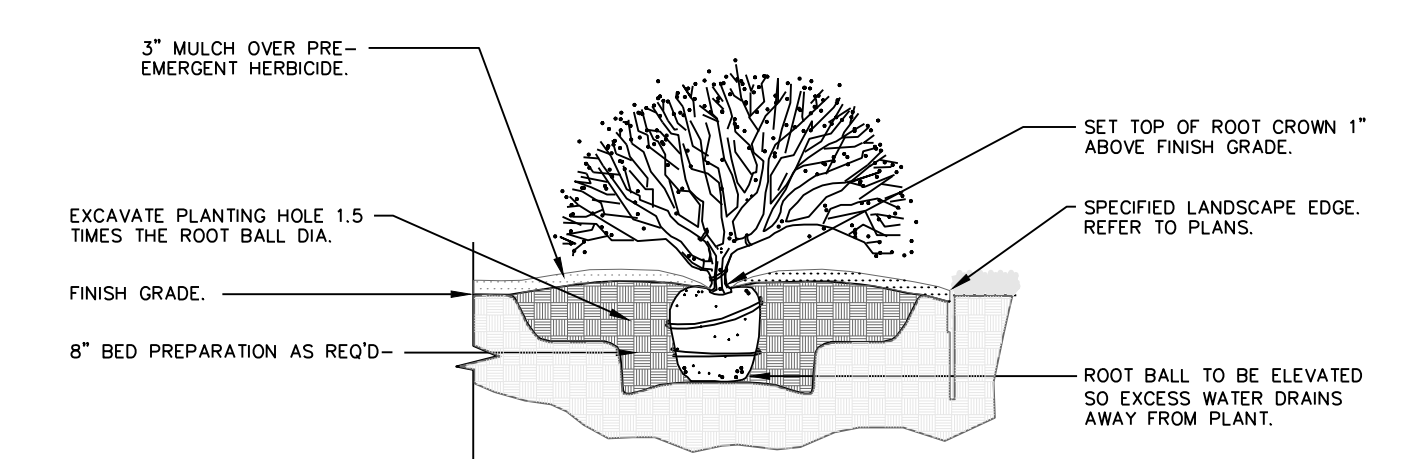
2 **DECIDUOUS TREE PLANTING**

NTS



3 **SIDEWALK EDGE AT PLANT BED**

NTS



4 **SHRUB PLANTING**

NTS

GENERAL LANDSCAPE NOTES:
PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z601-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:
TURF-TYPE TALL FESCUE 90%
KENTUCKY BLUEGRASS 10%

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM ASTM D3958.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

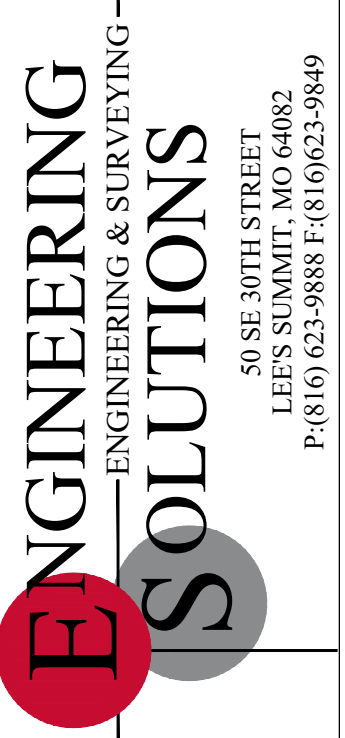
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

⚠️ (Revise Notes #7 and #8 on Sheet L101 to indicate that the site shall be sodded. No seeding is allowed.)

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 ACID SPRAYING OVER SIDEWALKS.
 2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 3. WATERLINE TYP, 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 UT NOT BE LIMITED TO THE FOLLOWING:
 - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - c. PIPE SIZE AND QUANTITY
 - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - e. CIRCUIT IDENTIFICATION SYSTEM
 - f. DETAILED METHOD OF WINTERIZED 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.)



Professional Registration
Missouri
Engineering 200602188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
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Project:
Town Center,
LSMO
Issue Date:
February 24, 2023

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LANDSCAPE PLAN DETAILS
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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MIDWEST ARCHITECTS
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Grain Valley, Missouri 64029
t: (816) 229-8115

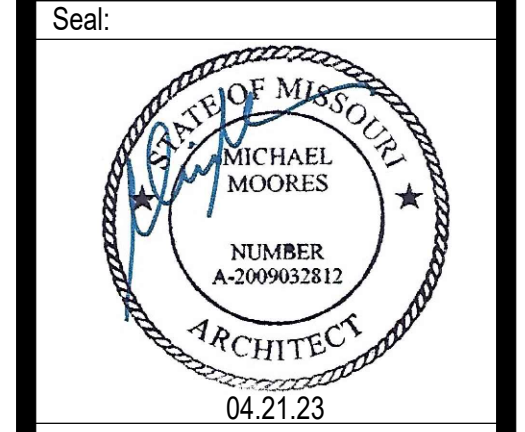
Client:
Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
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Consultants:
Civil Engineering:
Engineering Solutions
50 SE 30th Street
Lee's Summit, Missouri 64082
t: (816) 623-9888

Structural Engineering:
Needham DBS
15950 College Blvd
Lenexa, KS 66219
t: (913) 385-5300

MEP Engineering:
JSC Engineers
1925 Central Street, Suite 201
Kansas City, MO 64108
t: (816) 272-5289

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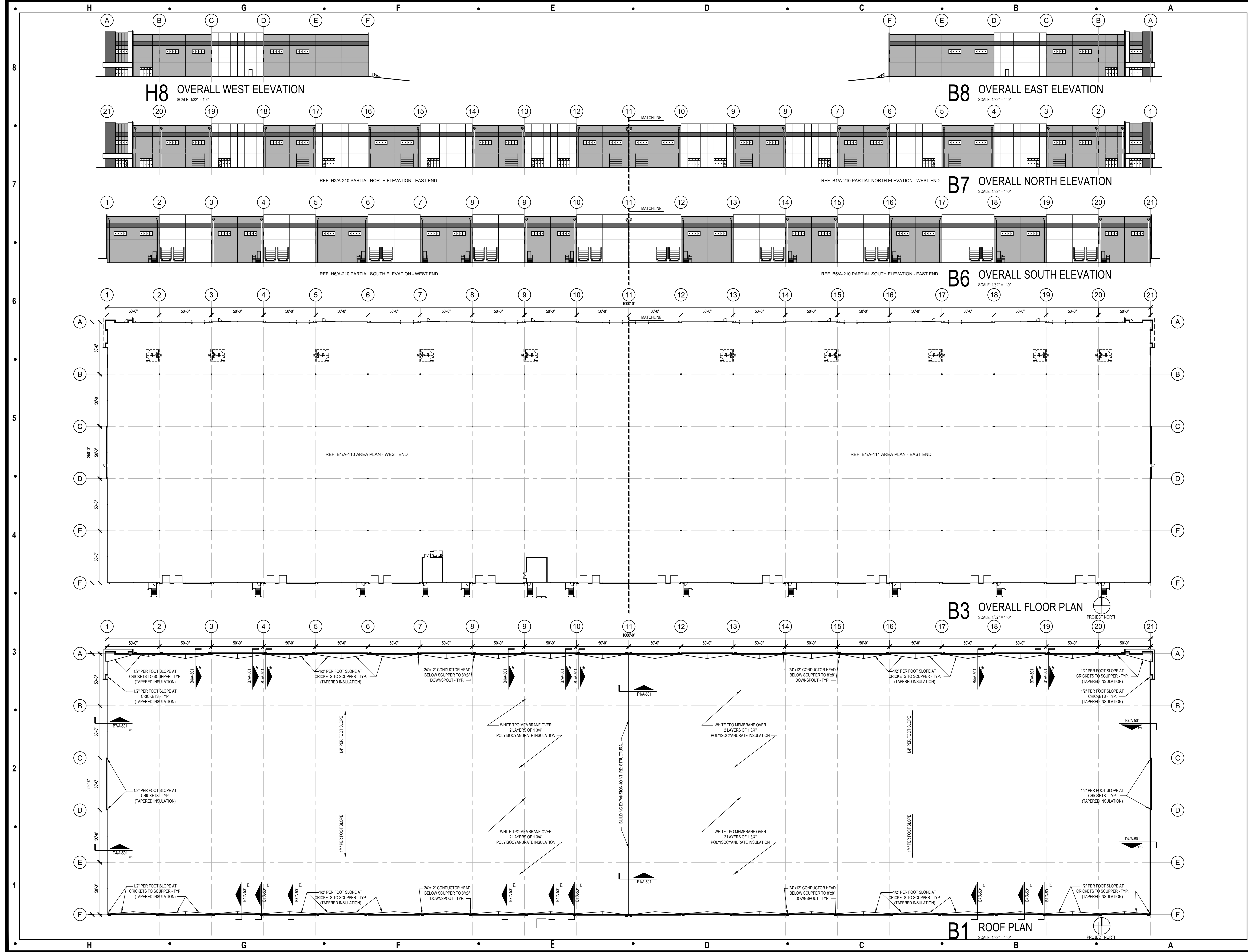


Michael Moore, MO Architect #2009032812
Project Number: 2210
Project Type: NEW CONSTRUCTION
Project Name and Address:

TOWN CENTRE 22
NE Town Centre Blvd
Lee's Summit, Missouri 64064

Issue: Final Development Plan
Date: 04.21.23

Sheet Title:
**ELEVATIONS
FLOOR PLAN
ROOF PLAN
A-100**



H8 OVERALL WEST ELEVATION
SCALE: 1/32" = 1'-0"

B8 OVERALL EAST ELEVATION
SCALE: 1/32" = 1'-0"

B7 OVERALL NORTH ELEVATION
SCALE: 1/32" = 1'-0"

B6 OVERALL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

B3 OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"

B1 ROOF PLAN
SCALE: 1/32" = 1'-0"

REF. H2/A-210 PARTIAL NORTH ELEVATION - EAST END

REF. B1/A-210 PARTIAL NORTH ELEVATION - WEST END

REF. H6/A-210 PARTIAL SOUTH ELEVATION - WEST END

REF. B5/A-210 PARTIAL SOUTH ELEVATION - EAST END

REF. B1/A-110 AREA PLAN - WEST END

REF. B1/A-111 AREA PLAN - EAST END

MATCHLINE

MATCHLINE

MATCHLINE

1000'-0"

BUILDING EXPANSION JOINT (RE STRUCTURAL)

1000'-0"

PROJECT NORTH

PROJECT NORTH

WHITE TPO MEMBRANE OVER
2 LAYERS OF 1 3/4"
POLYISOCYANURATE INSULATION

WHITE TPO MEMBRANE OVER
2 LAYERS OF 1 3/4"
POLYISOCYANURATE INSULATION

WHITE TPO MEMBRANE OVER
2 LAYERS OF 1 3/4"
POLYISOCYANURATE INSULATION

WHITE TPO MEMBRANE OVER
2 LAYERS OF 1 3/4"
POLYISOCYANURATE INSULATION

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/4" PER FOOT SLOPE

1/4" PER FOOT SLOPE

24"x12" CONDUCTOR HEAD
BELOW SCUPPER TO 8"x8"
DOWNSPOUT - TYP.

24"x12" CONDUCTOR HEAD
BELOW SCUPPER TO 8"x8"
DOWNSPOUT - TYP.

24"x12" CONDUCTOR HEAD
BELOW SCUPPER TO 8"x8"
DOWNSPOUT - TYP.

24"x12" CONDUCTOR HEAD
BELOW SCUPPER TO 8"x8"
DOWNSPOUT - TYP.

24"x12" CONDUCTOR HEAD
BELOW SCUPPER TO 8"x8"
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24"x12" CONDUCTOR HEAD
BELOW SCUPPER TO 8"x8"
DOWNSPOUT - TYP.

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/2" PER FOOT SLOPE AT
CRICKETS TO SCUPPER - TYP.
(TAPERED INSULATION)

1/4" PER FOOT SLOPE

1/4" PER FOOT SLOPE

Architect:
MIDWEST ARCHITECTS
 1120 NW Eagle Ridge Blvd.
 Grain Valley, Missouri 64029
 t: (816) 229-8115

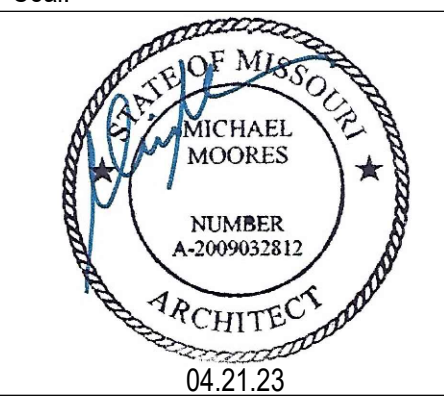
Client:
 Ward Development
 1120 NW Eagle Ridge Blvd.
 Grain Valley, Missouri 64029
 t: (816) 229-8115

Consultants:
 Civil Engineering:
 Engineering Solutions
 50 SE 30th Street
 Lee's Summit, Missouri 64082
 t: (816) 623-9888

Structural Engineering:
 Needham DBS
 15950 College Blvd
 Lenexa, KS 66219
 t: (813) 385-5300

MEP Engineering:
 JSC Engineers
 1925 Central Street, Suite 201
 Kansas City, MO 64108
 t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:


Michael Moore, MO Architect #200963212

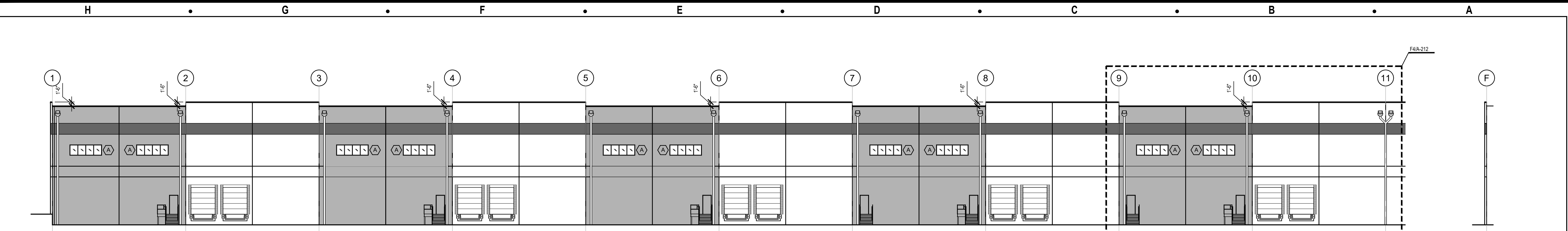
Project Number: 2210
 Project Type: NEW CONSTRUCTION
 Project Name and Address:

TOWN CENTRE 22
 NE Town Centre Blvd
 Lee's Summit, Missouri 64064

Issue: Final Development Plan
 Date: 04.21.23

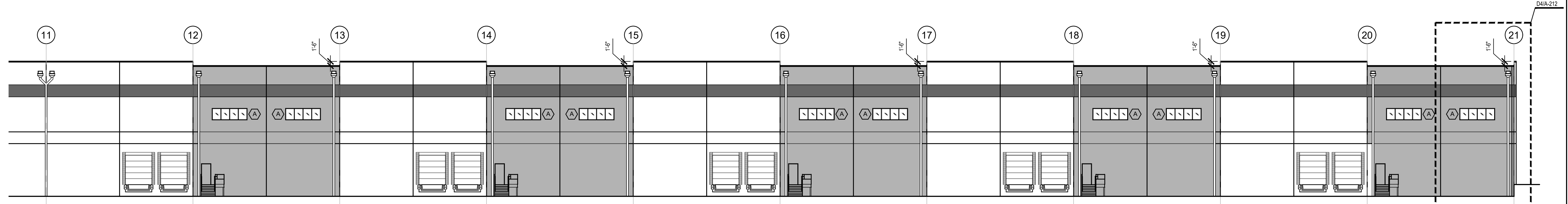
Sheet Title:

PARTIAL ELEVATIONS
A-210

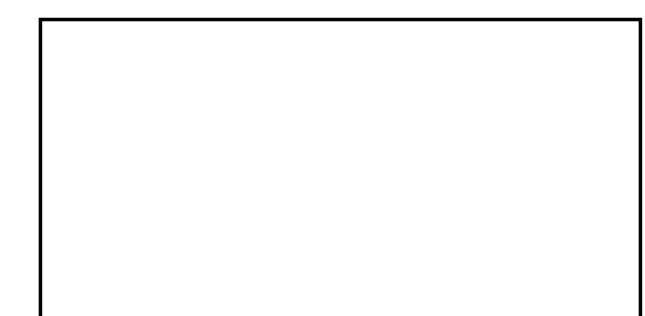


H7 PARTIAL SOUTH ELEVATION - WEST END
 SCALE: 1/16" = 1'-0"

A7 RETURNS ON SOUTH
 SCALE: 1/16" = 1'-0"



B5 PARTIAL SOUTH ELEVATION - EAST END
 SCALE: 1/16" = 1'-0"



PNT-1 (NO HATCH):
 SW 7070 'SITE WHITE'

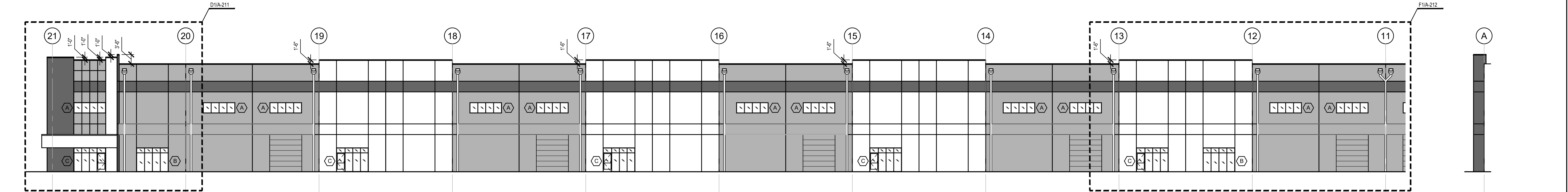


PNT-2:
 SW 7075 'WEB GRAY'



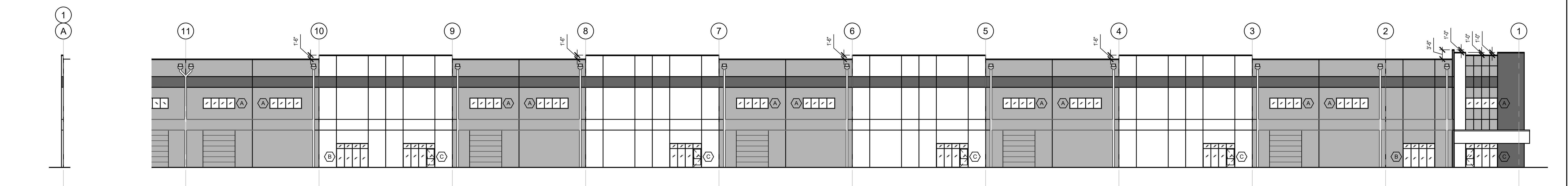
PNT-3:
 SW 7076 'CYBERSPACE'

B4 PAINT COLOR LEGEND
 SCALE: =



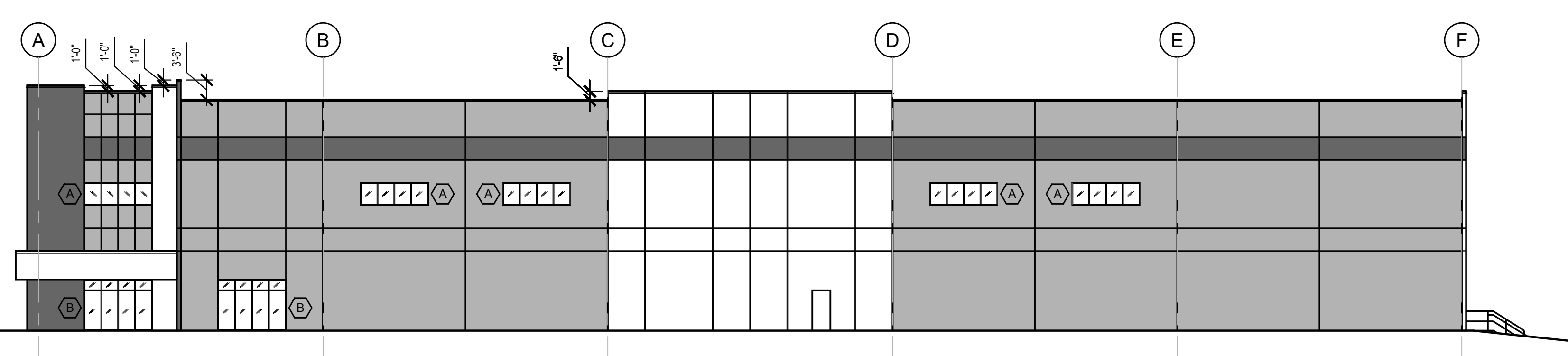
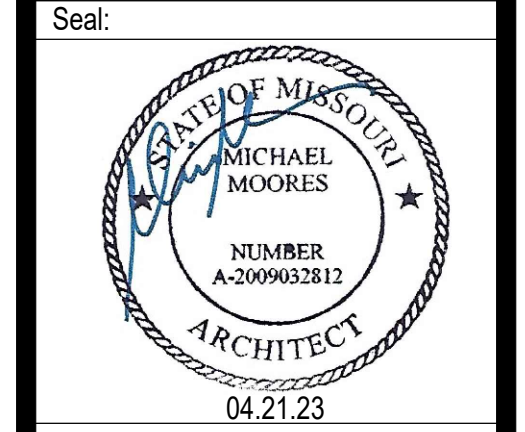
H2 PARTIAL NORTH ELEVATION - EAST END
 SCALE: 1/16" = 1'-0"

A2 BLADE ELEVATION
 SCALE: 1/16" = 1'-0"

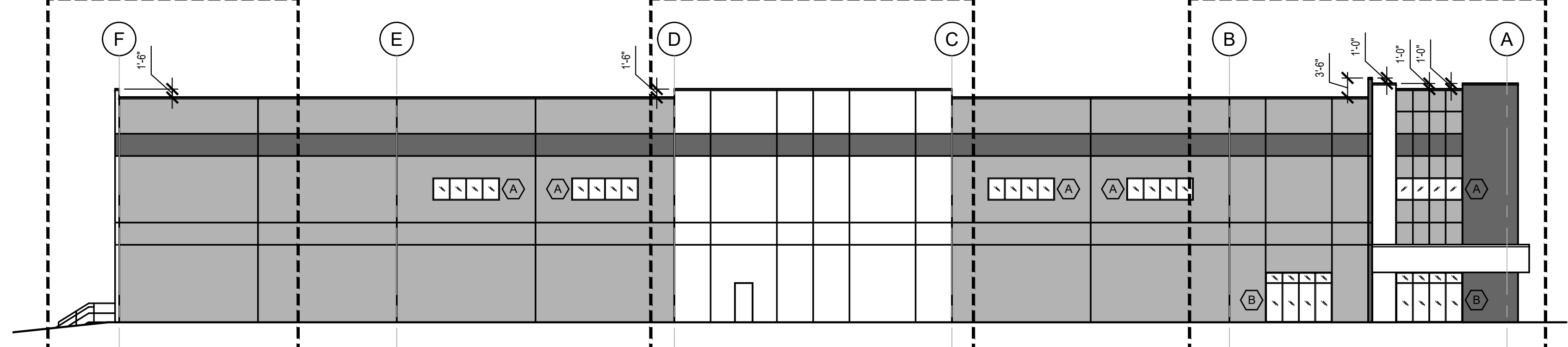


H1 RETURNS ON N/W/E
 SCALE: 1/16" = 1'-0"

B1 PARTIAL NORTH ELEVATION - WEST END
 SCALE: 1/16" = 1'-0"



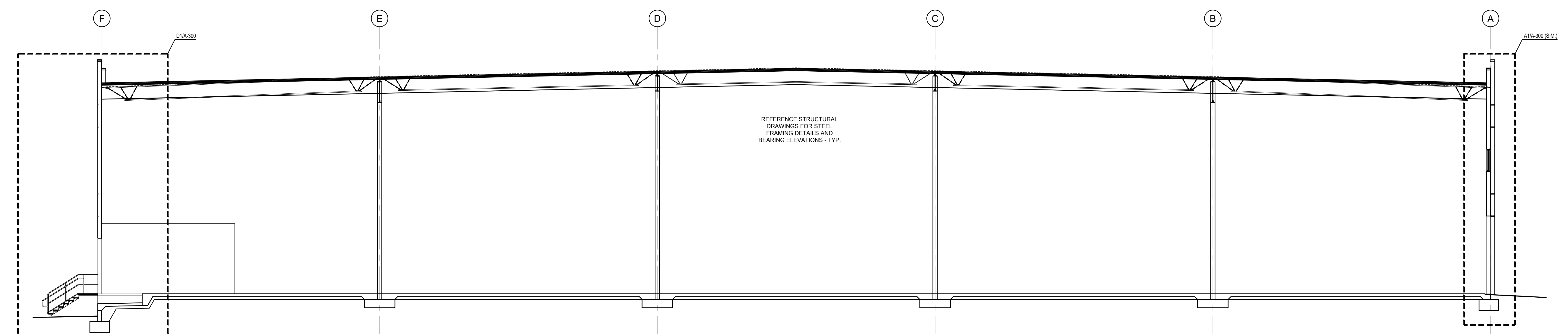
H7 WEST ELEVATION
SCALE: 1/16" = 1'-0"



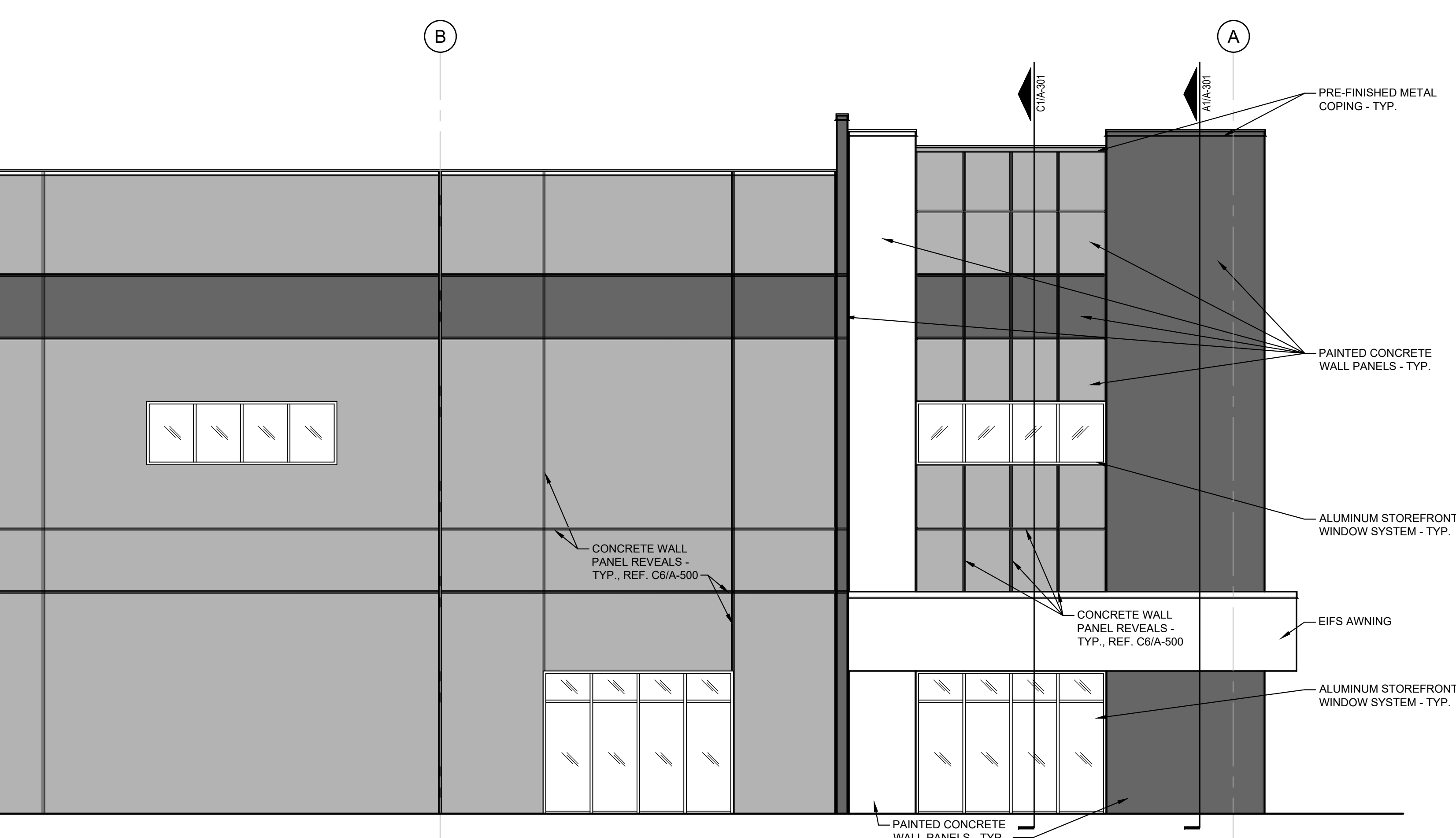
B7 EAST ELEVATION
SCALE: 1/16" = 1'-0"



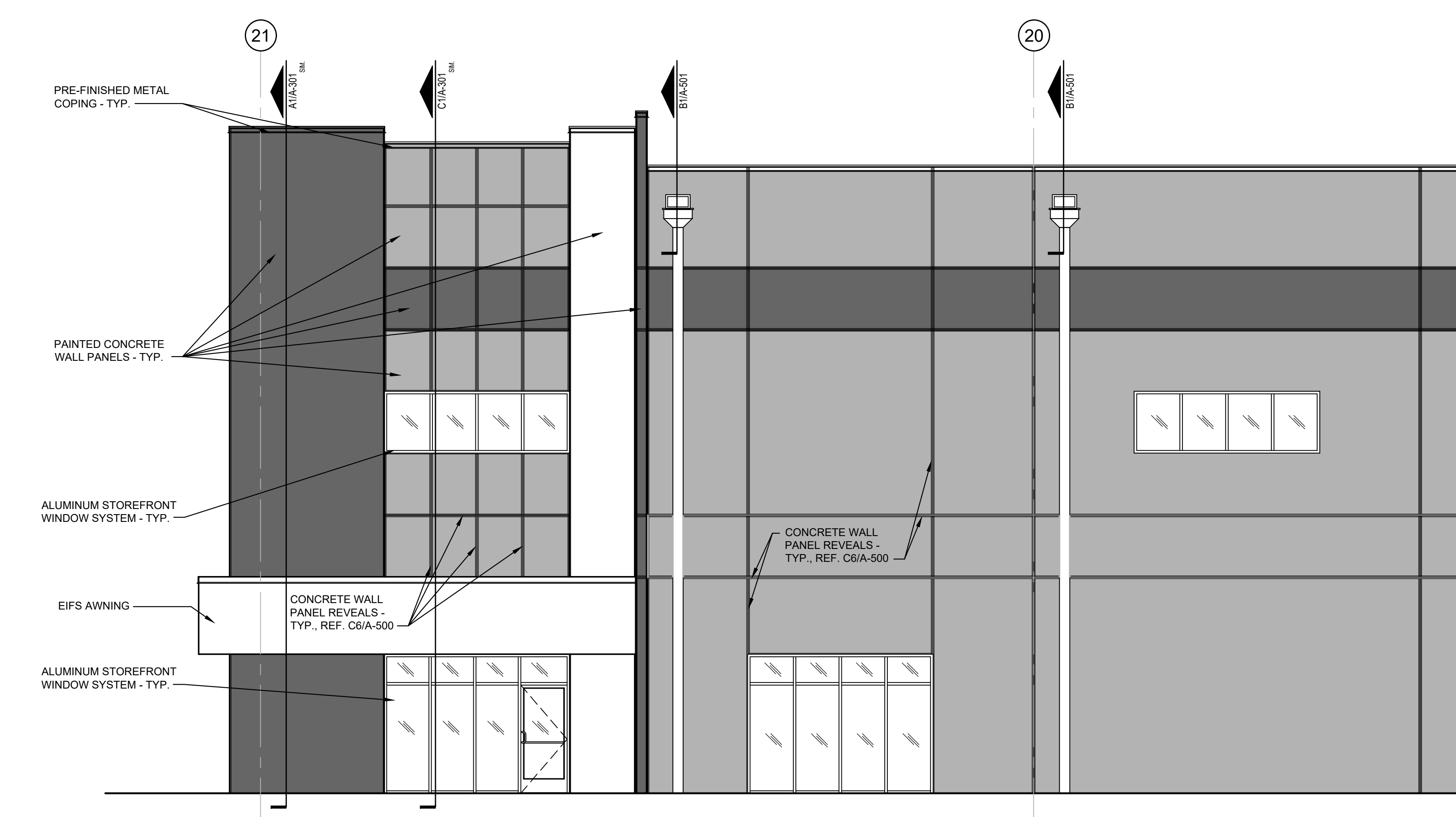
E6 PAINT COLOR LEGEND
SCALE: =
PNT-1 (NO HATCH): SW 7070 'SITE WHITE'
PNT-2: SW 7075 'WEB GRAY'
PNT-3: SW 7076 'CYBERSPACE'



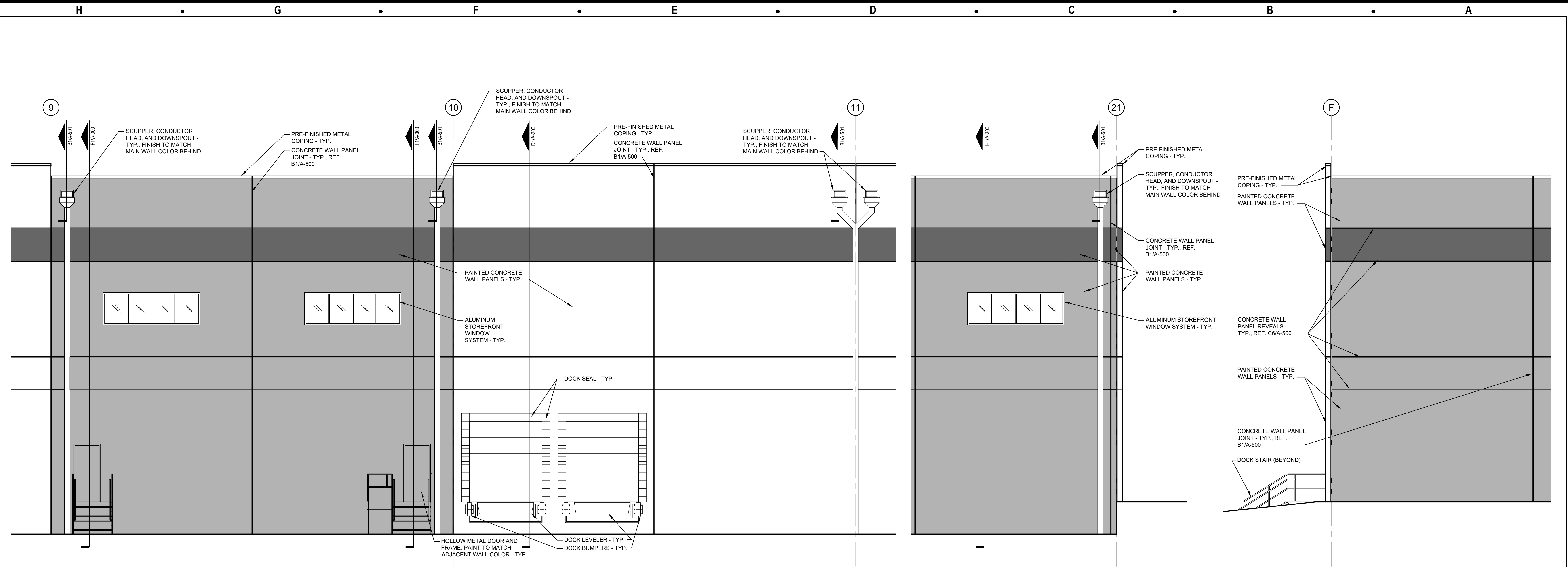
B4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



F1 ENLARGED EAST ELEVATION - NORTH END
SCALE: 3/16" = 1'-0"



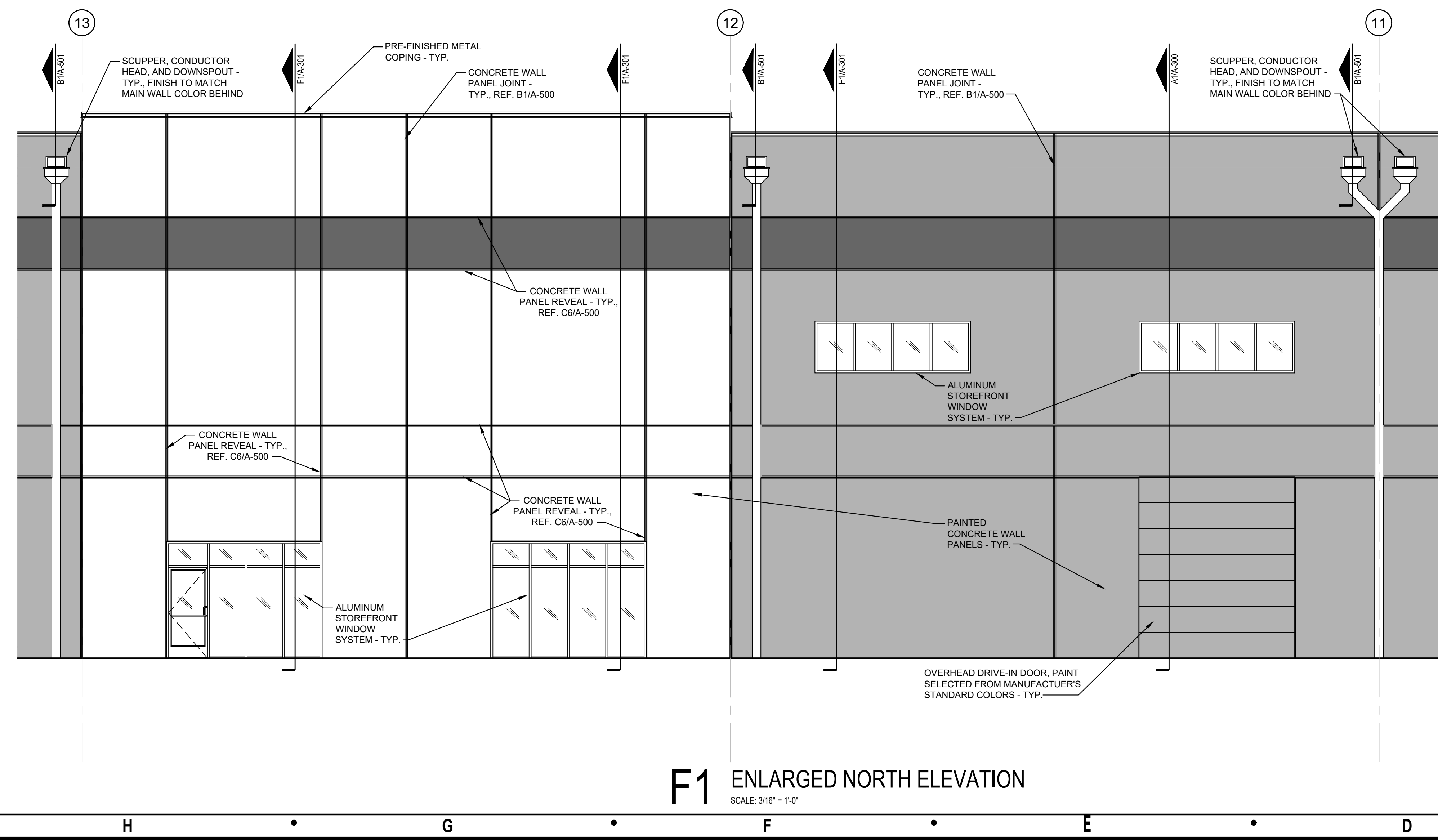
D1 ENLARGED NORTH ELEVATION - EAST END
SCALE: 3/16" = 1'-0"



F4 ENLARGED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

D4 SOUTH - E. END (W. END SIM.)
SCALE: 3/16" = 1'-0"

B4 EAST - S. END (WEST - S. END SIM.)
SCALE: 3/16" = 1'-0"



F1 ENLARGED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

C1 EAST AND WEST (MIDDLE BAY)
SCALE: 3/16" = 1'-0"