

SITE DEVELOPMENT PLANS

FOR

SALAD AND GO

LOCATED AT

700 N.W. WARD ROAD

LEE SUMMIT, MO 64063

UTILITY AND GOVERNING

AGENCY CONTACTS

WATER & SANITARY SEWER SERVICE

CITY OF LEE'S SUMMIT WATER UTILITIES
1200 SE HAMBLEM ROAD
LEE'S SUMMIT, MO 64063
(816) 969-1900

ELECTRIC SERVICE

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LEE'S SUMMIT, MO 64081
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PHILLIP.INGRAM@KCPL.COM
RON DEJARNETTE
RON.DEJARNETTE@KPCL.COM

STORMWATER

CITY OF LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
(816) 969-1800

PLANNING DEPARTMENT

HECTOR SOTO
SENIOR PLANNER
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
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GAS COMPANY

MISSOURI GAS ENERGY
3025 SE CLOVER DRIVE
LEE'S SUMMIT, MO 64082
LUCAS WALLS
LUCAS.WALLS@SUG.COM

BUILDING DEPARTMENT

ANDREA SESSLER
DEVELOPMENT TECHNICIAN
220 SE GREEN STREET
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PROJECT LOCATION

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER / LANDLORD

JOHN R. DAVIS, JR
WSO PARTNERS LLC
PO BOX 299
LIBERTY, MO 64069
(816) 918-1612
JOHN.DAVIS@REALFORESIGHT.COM

OWNER

STEVEN W RICH
TOWNSEND SUMMIT LLC
(303) 947-2044

CIVIL ENGINEER

ANDREW GRIBBLE
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
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DEVELOPER / TENANT

AND GO CONCEPTS, LLC
5555 E. VAN BUREN STREET, SUITE 215
PHOENIX, AZ 85008
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LANDSCAPE ARCHITECT

SEAN RAY
KIMLEY-HORN & ASSOCIATES, INC.
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ARCHITECT

ROGUE ARCHITECTS
STEVEN COX, ARCHITECT
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FORT WORTH, TX 76102
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JOSEPH@ROGUEARCHITECTS.COM

LAND USE SCHEDULE

SITE SUMMARY

LAND AREA: 0.742 AC, 32,325 SF
ZONING: PMIX (PLANNED MIXED USE)
IMPERVIOUS COVERAGE: 0.442 AC, 19,260 SF

BUILDING SUMMARY

PROPOSED USE: RESTAURANT WITH DRIVE THRU
PROPOSED BUILDING HEIGHT: 1 STORY/ 20 FEET
PROPOSED FLOOR AREA: 1,000 SF
FLOOR AREA RATIO (FAR): (1,000SF/32,325 SF) 3.1%

PARKING SUMMARY

	REQUIRED	PROVIDED
STANDARD	13	16
ACCESSIBLE	1	1
TOTAL	14	17

PARKING CALCULATION:

2 PARKING SPACES FOR A DRIVE THRU RESTAURANT PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT.
EMPLOYEES ON MAXIMUM SHIFT = 12.

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LEGAL DESCRIPTION

0.74± ACRE PART OF LOT 10C, SUMMIT FAIR LOTS 10A-10C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI (ANTICIPATED TO BE KNOWN AS LOT 10F, SUMMIT FAIR LOTS 10D-10F UPON APPROVAL AND RECORDING OF MINOR PLAT PENDING UNDER APPLICATION PL2024066
AREA = ±0.74 AC / ±32,325 SF

OIL - GAS WELLS

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

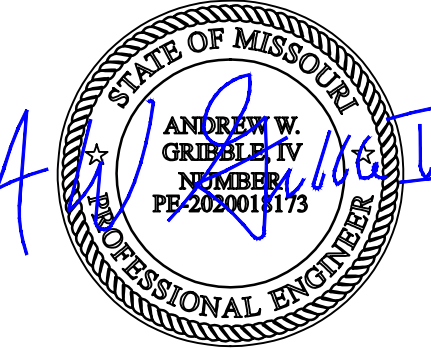
FLOOD PLAIN

IN ACCORDANCE WITH FEMA FLOOD MAP PANEL 29095C0417G, THE PROPOSED SITE LOCATION LIES OUTSIDE OF ANY FLOOD ZONES

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Kimley»Horn

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816-652-0350
WWW.KIMLEY-HORN.COM



NO.	REVISION/DATE
1	COMMENT RESPONSE - 05/20/24

CHECKED BY: AG

DRAWN BY: AD

Owner: **AND GO CONCEPTS, LLC,**
5555 E. VAN BUREN ST, SUITE 215
PHOENIX, AZ 85008



Project:

SALAD AND GO
2001 LEE'S SUMMIT

Building Address:

700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:

COVER SHEET

Scale: **AS NOTED**

Date: **4/11/2024**

Project No. **195516018**

Drawing No.

C000

GENERAL CONSTRUCTION NOTES

- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL..
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCOMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.

- THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.

- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.

- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.

DEMOLITION NOTES (CONT.)

- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL MDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS PER MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
- ALL ASPHALT MATERIALS SHALL CONFORM TO THE KOMMB ASPHALT MATERIAL SPECIFICATION, CURRENT EDITION.
- ALL CONCRETE MATERIALS FOR PAVING CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS AND OTHER PAVEMENTS IN THE RIGHT OF WAY SHALL CONFORM TO THE KC.B SPECIFICATIONS.

WATER AND SEWER UTILITY NOTES

- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY SUBSEQUENT STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. NO FILL SHALL BE PLACED IN FUTURE RIGHTS-OF-WAY UNDER A LAND DISTURBANCE PERMIT UNLESS APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF LEE'S SUMMIT. THE PERMIT HOLDER MUST SCHEDULE AN INITIAL EROSION AND SEDIMENT CONTROL INSPECTION PRIOR TO ANY EARTHMOVING ON THE PROPOSED SITE AS PER THE APPROVED PLAN. SCHEDULING OF INITIAL INSPECTIONS MUST BE MADE AT LEAST TWENTY FOUR (24) HOURS IN ADVANCE.
- ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE SIDE OF THE TRENCH. SEDIMENT LADEN WATER THAT ACCUMULATES IN THE TRENCHES SHALL BE PUMPED THROUGH A FILTRATION DEVICE, OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OR OVER NON-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.
- BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL, KANSAS CITY METRO CHAPTER DIVISION III STANDARD DRAWINGS EROSION & SEDIMENT CONTROL ADOPTED 10/24/2016, OR REVISIONS TO OTHER PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CITY OF LEE'S SUMMIT.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY OF LEE'S SUMMIT AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO THE CITY OF LEE'S SUMMIT REGULATIONS.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED BEFORE WINTER SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED BEFORE WINTER MUST BE STABILIZED WITH PERMANENT SEEDING SPECIFICATIONS.
- PLANTING AND SEEDING DATES SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS. INTERIM STABILIZATION WILL BE ACHIEVED BY MULCHING.
- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO CONSTRUCT SEDIMENT TRAPS, DIVERSION TERRACES, ETC.
- AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A PUBLIC ROADWAY WILL BE REMOVED AND RE-DEPOSITED ONTO THE CONSTRUCTION SITE. REMOVAL CAN BE COMPLETED THROUGH USE OF MECHANICAL OR HAND TOOLS, BUT MUST NEVER BE WASHED OFF THE ROAD USING WATER.

EROSION CONTROL NOTES (CONT.)

- SEDIMENT REMOVAL FROM EROSION AND SEDIMENT CONTROLS AND FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT REMOVAL FACILITY OR OVER UNDISTURBED VEGETATED AREAS.
- STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATED COVER OR OTHER PERMANENT NON-VEGETATED COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1 AND ALL AREAS OF CONCENTRATED FLOWS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRAVING, RESEEDING, REMULCHING, AND RESETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION SHALL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO SITE GRADING.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND OR CONTRACTOR SHALL CONTACT THE CITY FOR A FINAL INSPECTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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 805 PENNSYLVANIA AVE SUITE 150
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 816-652-0350
 WWW.KIMLEY-HORN.COM



NO.	REVISION/DATE
1	COMMENT RESPONSE - 05/20/24

CHECKED BY: AG
 DRAWN BY: AD
 Owner: **AND GO CONCEPTS, LLC,**
5555 E. VAN BUREN ST, SUITE 215
PHOENIX, AZ 85008



Project:

SALAD AND GO
 2001 LEE'S SUMMIT

Building Address:

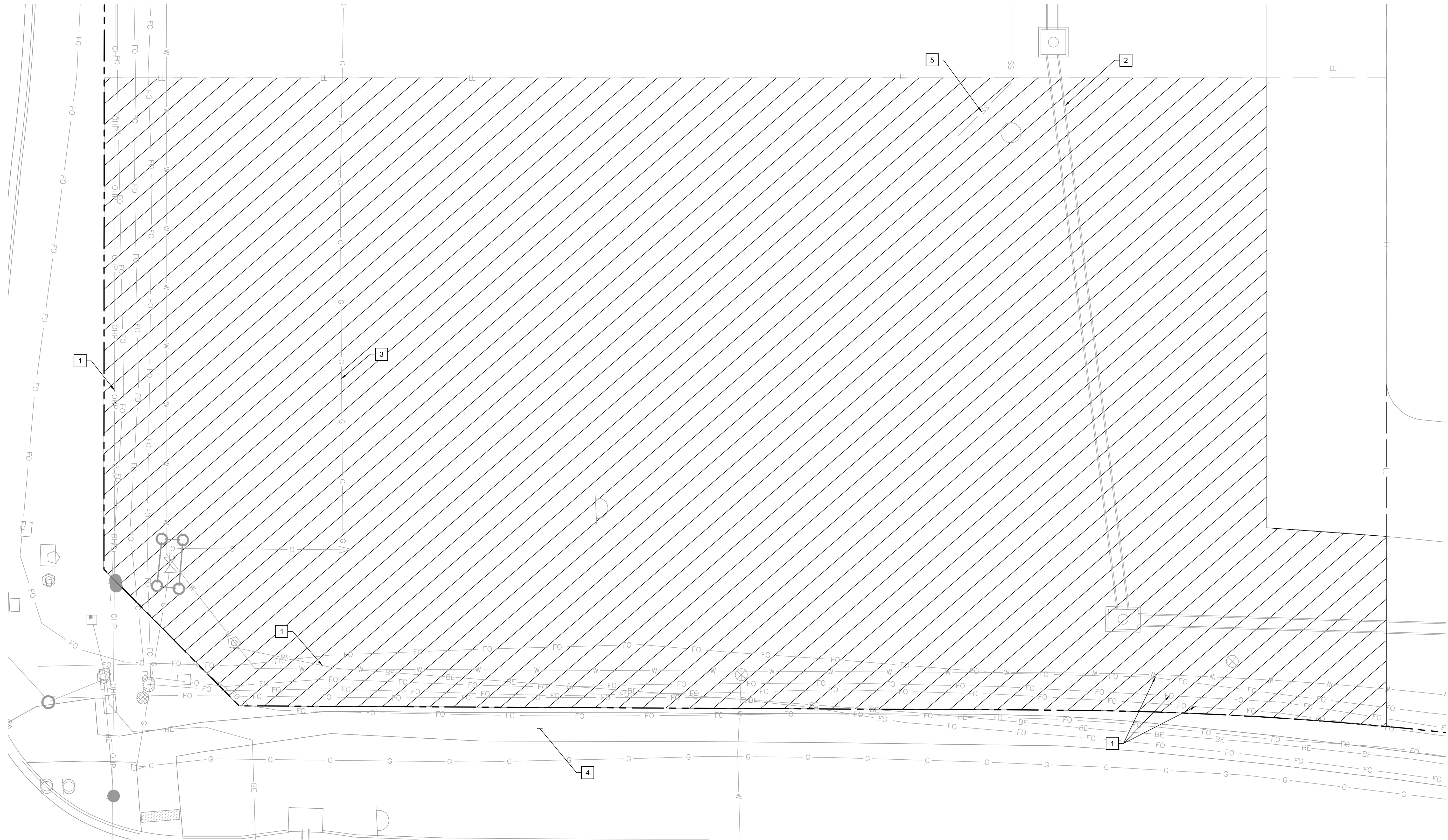
700 N.W. WARD ROAD, LEE'S
 SUMMIT, MO 64086

DRAWING:

GENERAL
 NOTES

Scale: AS NOTED
 Date: 4/11/2024
 Project No. 195516018
 Drawing No.

C001



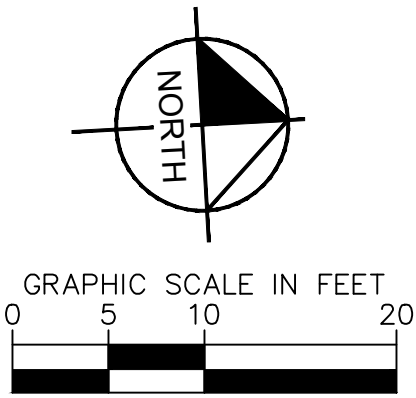
LEGEND

	EXISTING GAS LINE
	EXISTING BURIED ELECTRICAL LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING STORM SEWER LINE
	CLEAR AND GRUB

DEMOLITION NOTES

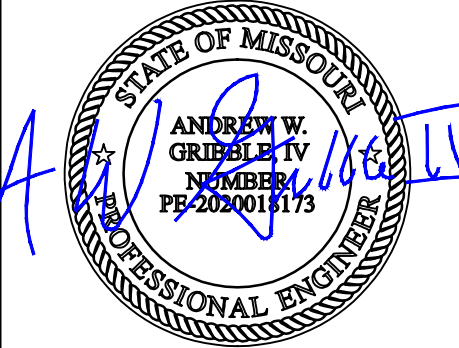
- 1
- ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- 2
- PROTECT IN PLACE EXISTING STORMWATER UTILITY LINE.
- 3
- PROTECT IN PLACE EXISTING GAS UTILITY LINE.
- 4
- PROTECT IN PLACE EXISTING PUBLIC SIDEWALK.
- 5
- PROTECT IN PLACE EXISTING SANITARY SEWER LINE.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



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CHECKED BY: AG
DRAWN BY: AD
Owner: **AND GO CONCEPTS, LLC.**
5555 E. VAN BUREN ST, SUITE 215
PHOENIX, AZ 85008



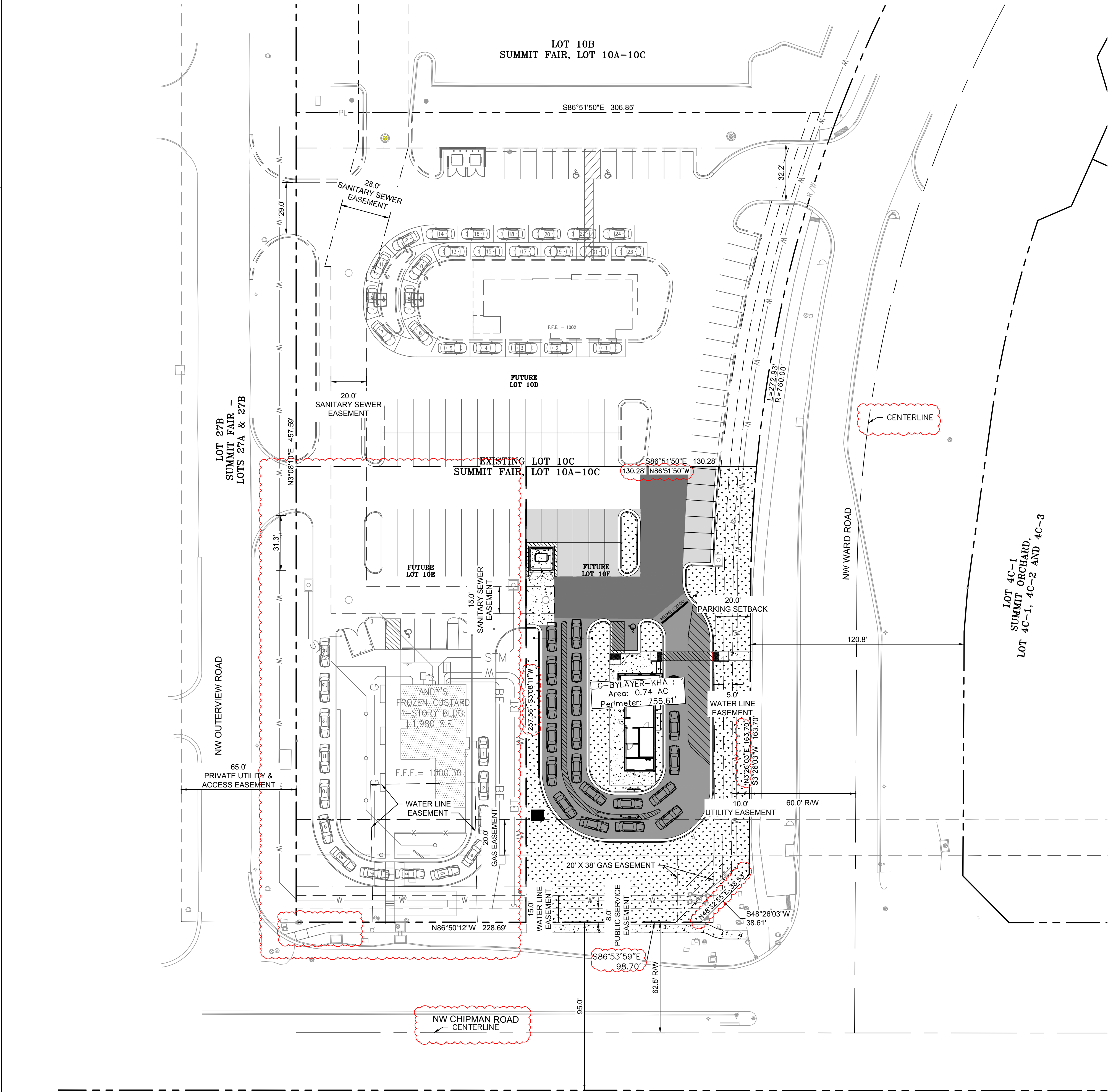
Project:
SALAD AND GO
2001 LEE'S SUMMIT

Building Address:
700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:
DEMOLITION PLAN

Scale: **AS NOTED**
Date: **4/11/2024**
Project No: **195516018**

Drawing No:
C100



UTILITY NOTES:
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	Property Surface Summary			
	Existing Summary		After Project Completion	
	Square Feet	Acres	Square Feet	Acres
Total Building Area	0	0.000	1000	0.023
Total Pavement Area	0	0.000	18260	0.419
Total Impervious Area	0	0.000	19260	0.442
Total Pervious Area	32325	0.742	13065	0.300
Total Lot Area	32325	0.742	32325	0.742

LEGEND

	PROPERTY LINE
	LOT LINE
	STREET CENTER LINE
	EASEMENT LINE
	PARKING SETBACK LINE
	EXISTING
	FUTURE PROPOSED
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LIGHT ASPHALT PAVEMENT
	PROPOSED HEAVY ASPHALT PAVEMENT

SITE PLAN NOTES

- ALL CONSTRUCTION MATERIALS AND PROCEDURES ON THIS PROJECT SHALL CONFORM TO THE LATEST REVISION OF THE FOLLOWING GOVERNING REQUIREMENTS, INCORPORATED HEREIN BY REFERENCE:
A) CITY ORDINANCES & O.S.H.A. REGULATIONS.
B) THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL PERMITS, BONDS AND INSURANCE REQUIRED BY THE CONTRACT DOCUMENTS, CITY OF LEE'S SUMMIT, MISSOURI, AND ALL OTHER GOVERNING AGENCIES (INCLUDING LOCAL, COUNTY, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DOCUMENTS. THE COST FOR ALL PERMITS, BONDS AND INSURANCE SHALL BE THE CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE BID FOR THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HIS AND HIS SUB-CONTRACTOR'S WORK. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING AND MAINTAINING HIS WORK DURING THE CONSTRUCTION PERIOD AND BETWEEN THE VARIOUS TRADES/SUB-CONTRACTORS CONSTRUCTING THE WORK.
- THE DEMOLITION AND REMOVAL(OR RELOCATION) OF EXISTING PAVEMENT, CURBS, STRUCTURES, UTILITIES, AND ALL OTHER FEATURES NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR. ALL WASTE MATERIAL REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OFF THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS FOR HAULING AND DISPOSING OF WASTE MATERIAL. THE DISPOSAL OF WASTE MATERIAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SANITARY SEWER SERVICES, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR AN EXACT FIELD LOCATION OF EACH UTILITY PRIOR TO ANY CONSTRUCTION. ALL UNDERGROUND UTILITIES SHALL BE PROTECTED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES SHOWN AND UNSHOWN, DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, PAVEMENT, FENCES, STRUCTURES AND OTHER FEATURES NOT DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL REPAIR ALL DAMAGES AT HIS EXPENSE.
- THE CONTRACTOR SHALL VERIFY THE FLOW LINES OF ALL EXISTING STORM OR SANITARY SEWER CONNECTIONS AND UTILITY CROSSINGS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- REFER TO THE BUILDING PLANS FOR SITE LIGHTING ELECTRICAL REQUIREMENTS, INCLUDING CONDUITS, POLE BASES, PULL BOXES, ETC.

PAVEMENT MARKING AND SIGNAGE NOTES

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2972 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NO LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

ZONING

THIS PROPERTY IS ZONED AS PMIX, DEFINED AS PLANNED MIXED USE.

OIL AND GAS WELLS

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PRE-CONSTRUCTION MEETING NOTES

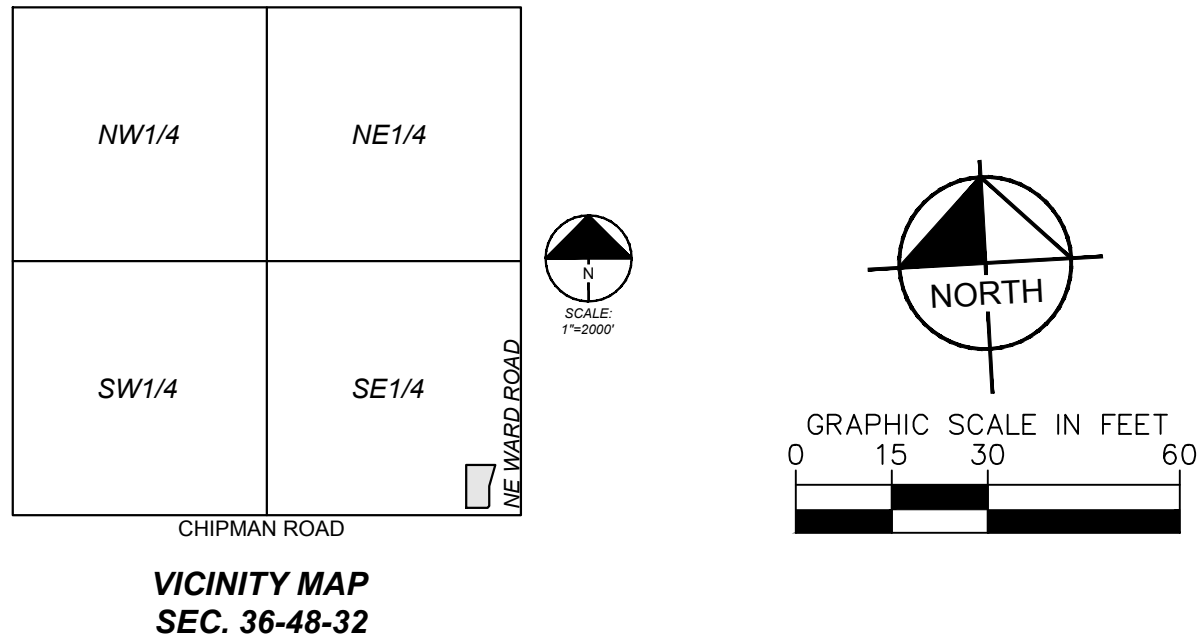
THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

FIRE ACCESS ROAD NOTE

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.

CROSS ACCESS AND CROSS PARKING NOTE

CROSS ACCESS AND CROSS PARKING RIGHTS AND OBLIGATIONS FOR LOTS CREATED BY THIS MINOR PLAT OF SUMMIT FAIR, LOTS 10D-10F ARE ESTABLISHED AND GOVERNED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT DATED _____, 2024 AND RECORDED IN JACKSON COUNTY, MISSOURI ON _____, 2024 AS INSTRUMENT #2024E.



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NO.	REVISION/DATE
1	COMMENT RESPONSE - 05/20/24

CHECKED BY: AG

DRAWN BY: AD

Owner: AND GO CONCEPTS, LLC,
 5555 E. VAN BUREN ST, SUITE 215
 PHOENIX, AZ 85008



Project:

 SALAD AND GO
 2001 LEE'S SUMMIT

Building Address:

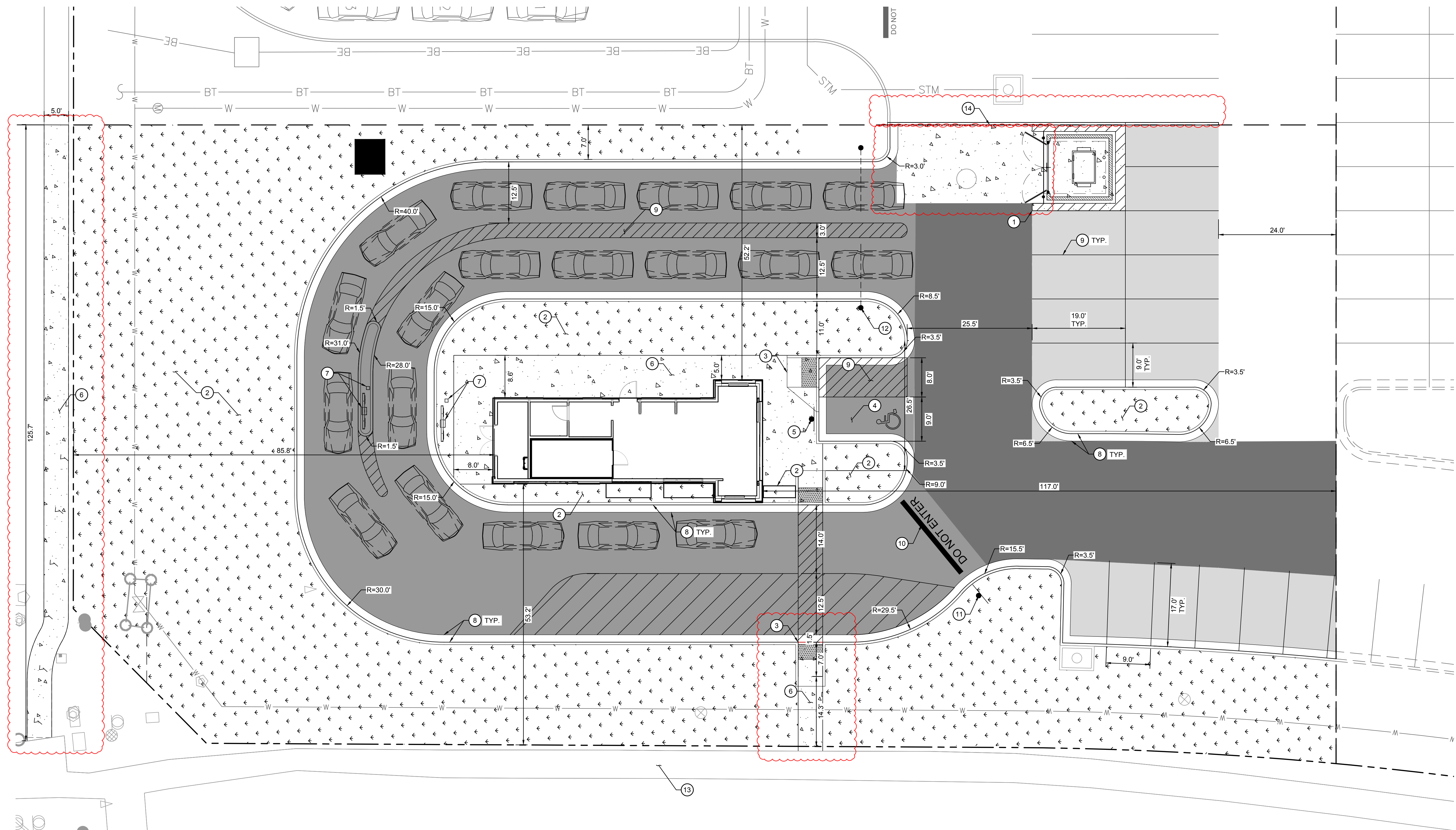
 700 N.W. WARD ROAD, LEE'S
 SUMMIT, MO 64086

DRAWING:

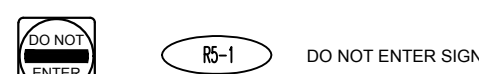
 OVERALL SITE
 PLAN

Scale:	AS NOTED
Date:	4/11/2024
Project No:	195516018
Drawing No:	

C200



SIGNAGE



PAVEMENT NOTES

PROPOSED LIGHT ASPHALT TO HAVE THE FOLLOWING SPECIFICATIONS:
ASPHALT SURFACE COURSE - 1.5"
ASPHALT BASE COURSE - 4"
SUBGRADE - 6" GRANULAR BASE COURSE WITH GEOGRID

PROPOSED HEAVY ASPHALT TO HAVE THE FOLLOWING SPECIFICATIONS:
ASPHALT SURFACE COURSE - 1.5"
ASPHALT BASE COURSE - 5"
SUBGRADE - 6" GRANULAR BASE COURSE WITH GEOGRID

PROPOSED CONCRETE TO HAVE THE FOLLOWING SPECIFICATIONS IN PARKING AREAS:
CONCRETE (FULL DEPTH) - 6" UNREINFORCED PORTLAND CEMENT
SUBGRADE - 4" GRANULAR BASE COURSE

ALL PROPOSED PAVEMENT SECTIONS TO FOLLOW CITY OF LEE'S SUMMIT STANDARDS

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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CONSTRUCTION NOTES

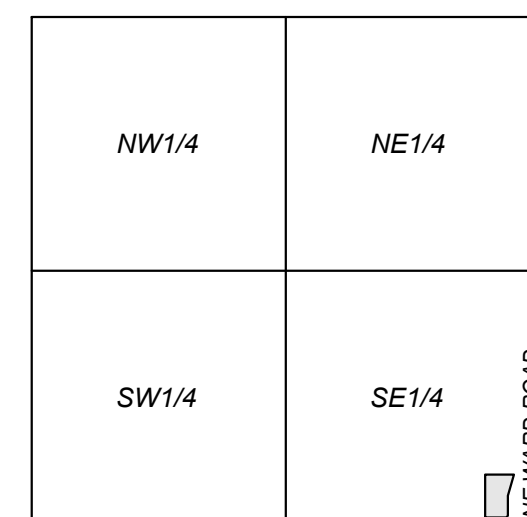
- PROPOSED TRASH ENCLOSURE.
- PROPOSED LANDSCAPING.
- INSTALL ACCESSIBLE CURB RAMP PER DETAILS SHEET C601.
- INSTALL ACCESSIBLE PARKING STALL PER DETAILS SHEET C601.
- INSTALL ACCESSIBLE SIGNAGE PER DETAILS SHEET C601.
- PROPOSED CONCRETE SIDEWALK/ PATIO.
- INSTALL DRIVE THRU MENU BOARD AND SPEAKER. REFER TO ARCHITECTURAL DRAWINGS.
- INSTALL 6" CONCRETE CURB AND GUTTER PER DETAILS SHEET C600.
- PROPOSED 4" WHITE STRIPING.
- PROPOSED 12" WHITE "DO NOT ENTER" BAR.
- PROPOSED MUTCD TYPE R5-1 DO NOT ENTER SIGN.
- PROPOSED CLEARANCE BAR.
- EXISTING SIDEWALK.
- CONSTRUCT TEMPORARY ASPHALT CURB ALONG EDGE OF ASPHALT IF ADJACENT CONSTRUCTION ACTIVITY IS NOT UNDERWAY OR EMINENT. SEE DETAIL "TEMPORARY ASPHALT CURB" ON SHEET C601

LEGEND

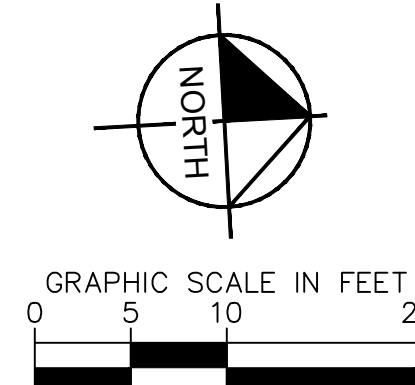
	PROPERTY LINE
	LOT LINE
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

SITE DIMENSION NOTES

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB.



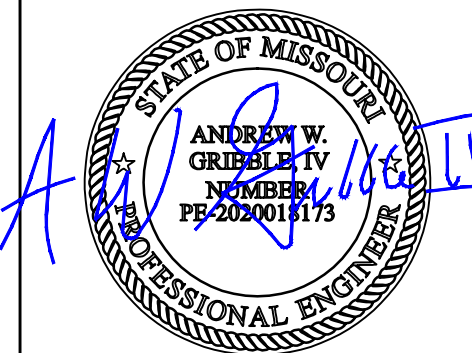
VICINITY MAP
SEC. 36-48-32



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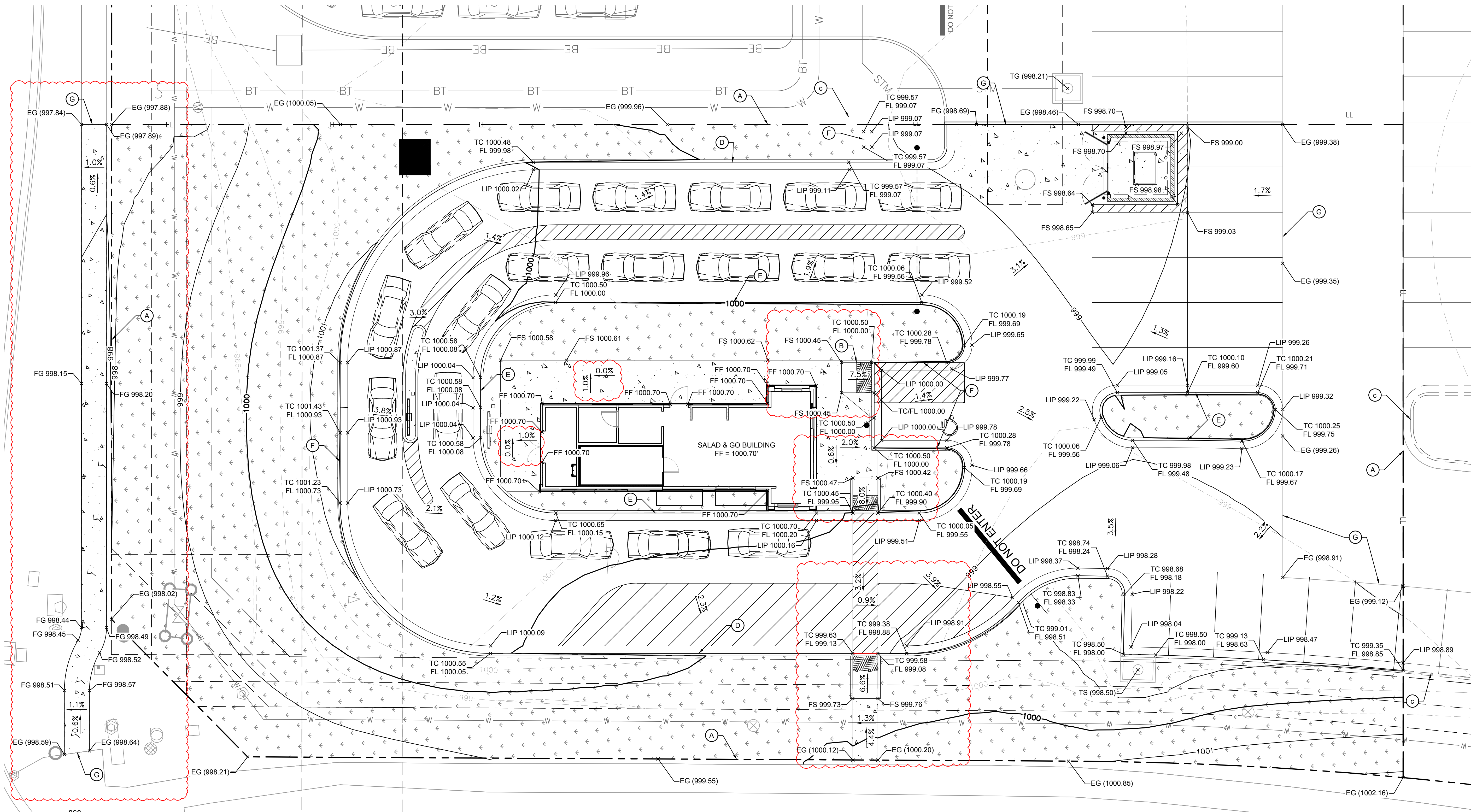
Project:
SALAD AND GO
2001 LEE'S SUMMIT

Building Address:
700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:
SITE PLAN

Scale: **AS NOTED**
Date: **4/11/2024**
Project No.: **195516018**
Drawing No.:

C201

**NOTES**

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND

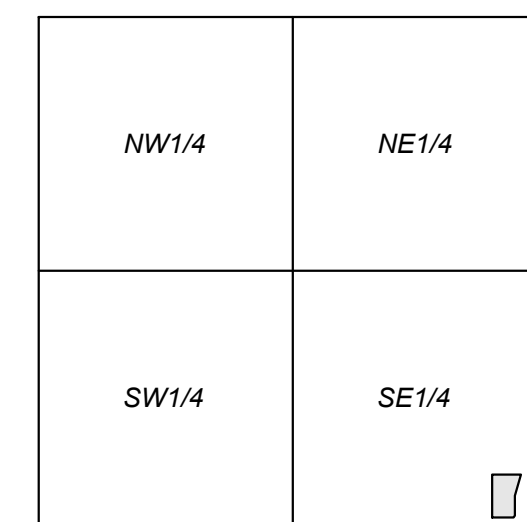
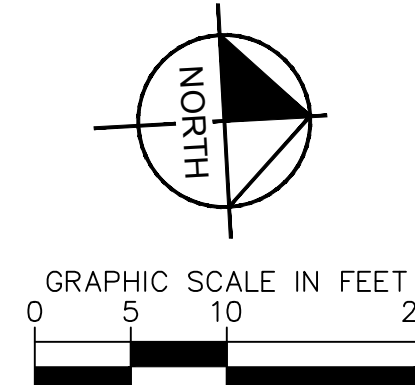
- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (REFER TO DETAIL. SEE SHEET C600)
- (C) EXISTING CURB AND GUTTER
- (D) PROPOSED STRAIGHT BACK CURB & GUTTER (TYPE CG-1) (REFER TO DETAIL. SEE SHEET C600)
- (E) PROPOSED STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) (REFER TO DETAIL. SEE SHEET C600)
- (F) PROPOSED STRAIGHT BACK FLAT CURB & GUTTER (TYPE CG-1 DRY) (REFER TO DETAIL. SEE SHEET C600)
- (G) TIE INTO EXISTING PAVEMENT

LEGEND

- GRADE BREAK
- 1170.50 TC
1170.00 FS PROPOSED GRADE
- X.XX% FLOW ARROW
- EXISTING CONTOURS
- PROPOSED CONTOURS

ABBREVIATIONS

- FF - FINISH FLOOR
- FS - FINISH SURFACE
- FG - FINISH GRADE
- FL - FLOW LINE
- TC - TOP OF CURB
- EG - EXISTING GRADE
- LIP - LIP OF GUTTER
- TG - TOP OF GRATE
- TS - TOP OF STRUCTURE

**VICINITY MAP
SEC. 36-48-32****Know what's below.
Call before you dig.**

UTILITY NOTES:
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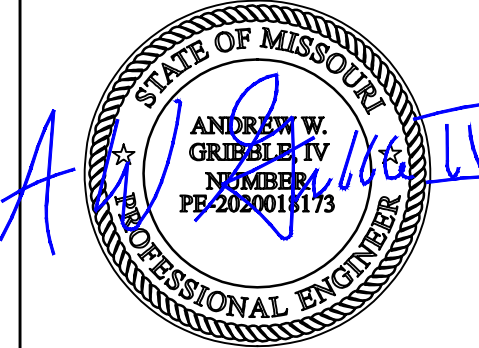
FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

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5555 E. VAN BUREN ST, SUITE 215
PHOENIX, AZ 85008



Project:
**SALAD AND GO
2001 LEE'S SUMMIT**

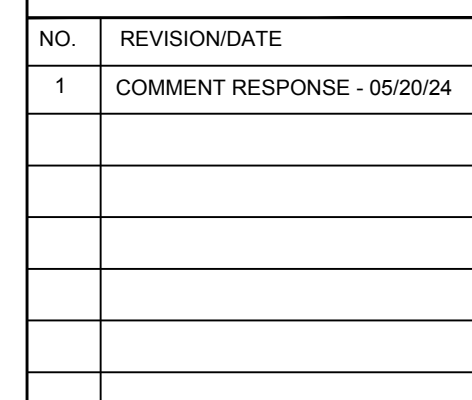
Building Address:
**700 N.W. WARD ROAD, LEE'S
SUMMIT, MO 64086**

DRAWING:
GRADING PLAN

Scale: **AS NOTED**
Date: **4/11/2024**
Project No: **195516018**
Drawing No:

C300

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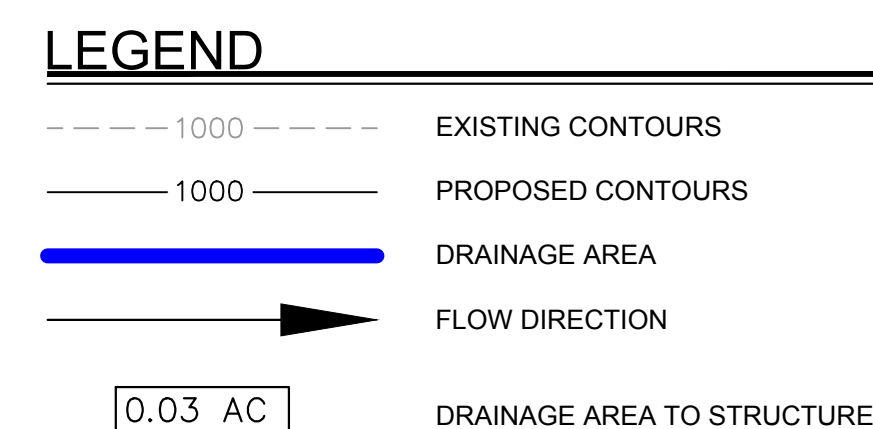
Building Address:

**700 N.W. WARD ROAD, LEE'S
SUMMIT, MO 64086**

DRAINAGE MAP

Scale:	AS NOTED
Date:	4/11/2024
Project No.	195516018
Drawing No.	

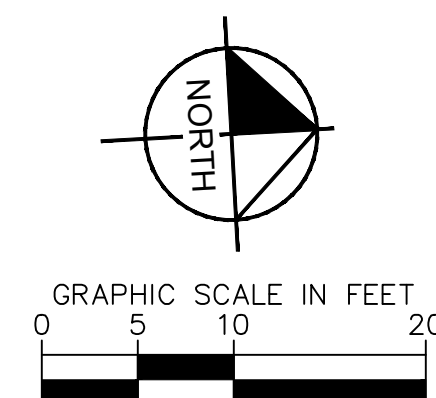
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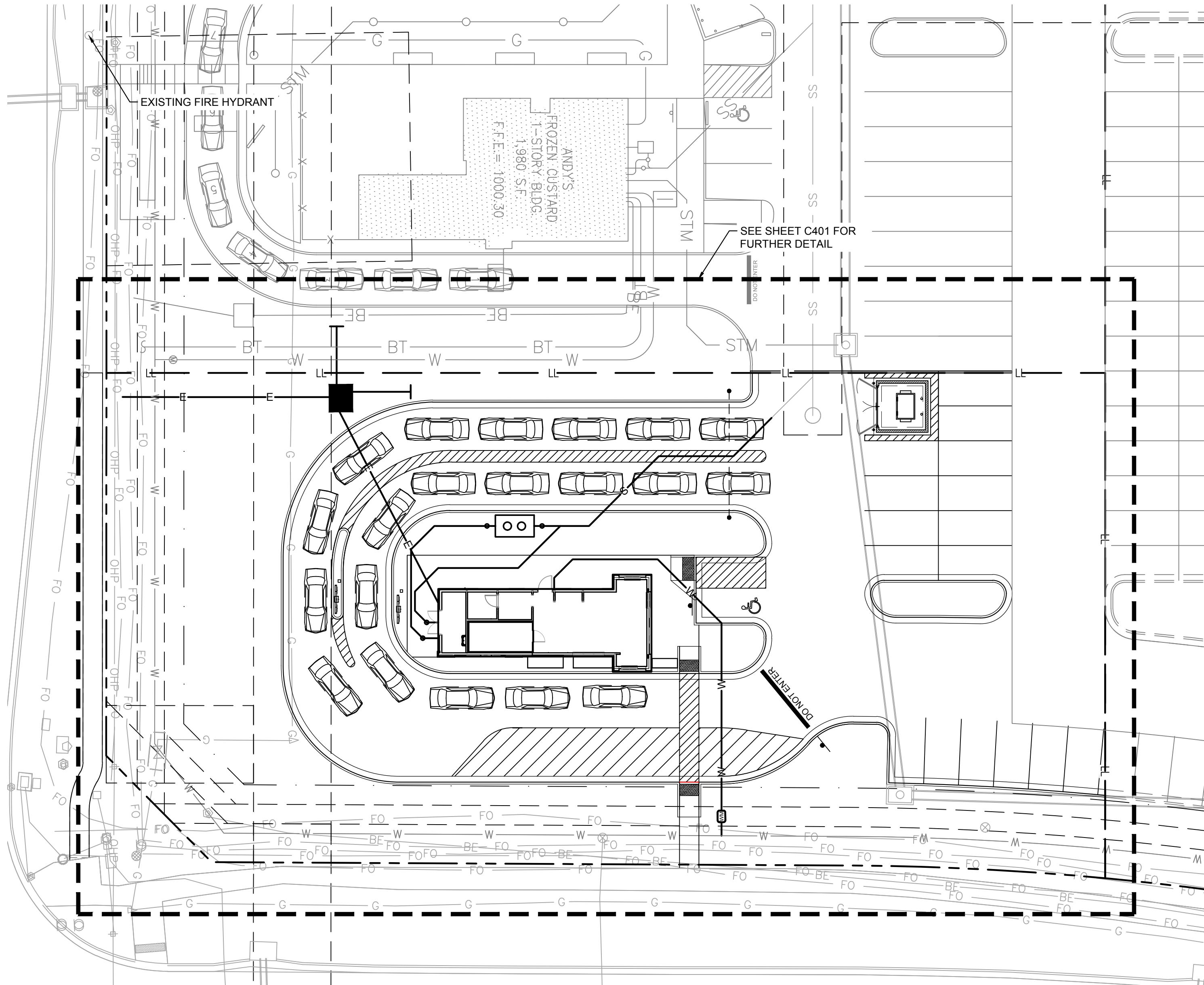


REFER TO SDP SUMMIT FAIR, LOT 10-C, SHEET C4 FOR SITE DRAINAGE CALCULATIONS. THE PROPOSED SITE IMPROVEMENTS ARE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED STORMWATER ANALYSIS REPORT.

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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.





UTILITY COMPANIES

MISSOURI GAS ENERGY
LUCAS WALLS (LUCAS.WALLS@SUG.COM) (816) 969-2218
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

ENERGY
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) (816) 347-4339
RON DEJARNETTE (RON.DEJARNETTE@KPCL.COM) (816) 347-4316
1300 HAMBLEM ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64083

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816) 969-1900
1200 SE HAMBLEM ROAD
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

LEGEND

---	PROPERTY LINE
---	LOT LINE
---	STREET CENTER LINE
---	EASEMENT LINE
---	PARKING SETBACK LINE
S	PROPOSED SANITARY SEWER LINE
E	PROPOSED ELECTRICAL LINE
W	PROPOSED WATER LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRICAL LINE
OHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
FO	EXISTING FIBER OPTIC LINE
---	EXISTING STORM SEWER LINE

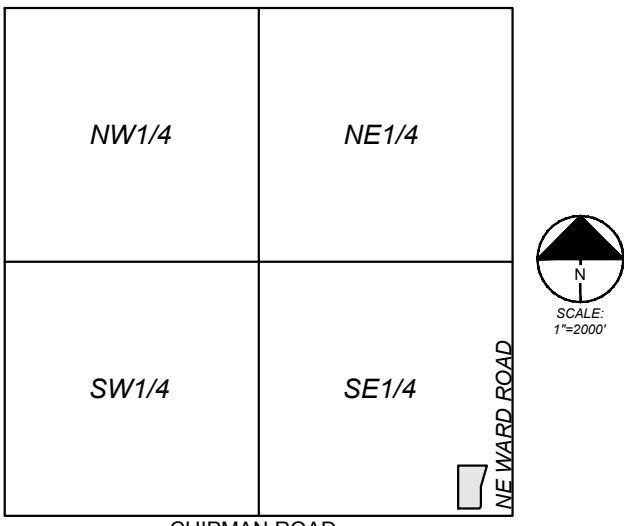
UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
- ALL UTILITIES SHOULD BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
- THE CLOSEST FIRE HYDRANT IS LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPERTY.
- THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
- THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
- A MINIMUM OF 10' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS ROOT BARRIER IS INSTALLED.
- PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
- 6" SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
- GREASE INTERCEPTOR RIMS WITHIN TRAFFIC AREAS TO BE H-20 RATED OR BETTER. SEE PLUMBING PLANS FOR DETAIL.
- CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
- THE BUILDING IS NOT FIRE SPRINKLERED.
- ALL CLEANOUTS LOCATED IN TRAFFIC AREAS ARE TO BE MINIMUM H-20 RATED.

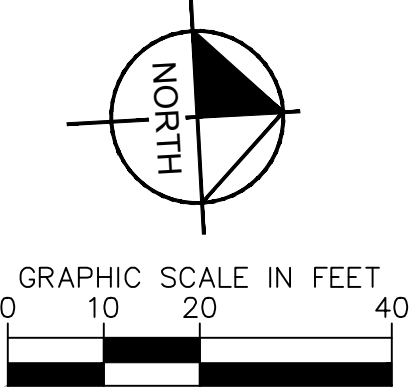
- FIRE**
- EXISTING FIRE HYDRANT SHOWN ON PLAN IS LOCATED WITHIN 300 FEET OF ALL CORNERS OF PROPOSED BUILDING



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VICINITY MAP
SEC. 36-48-32



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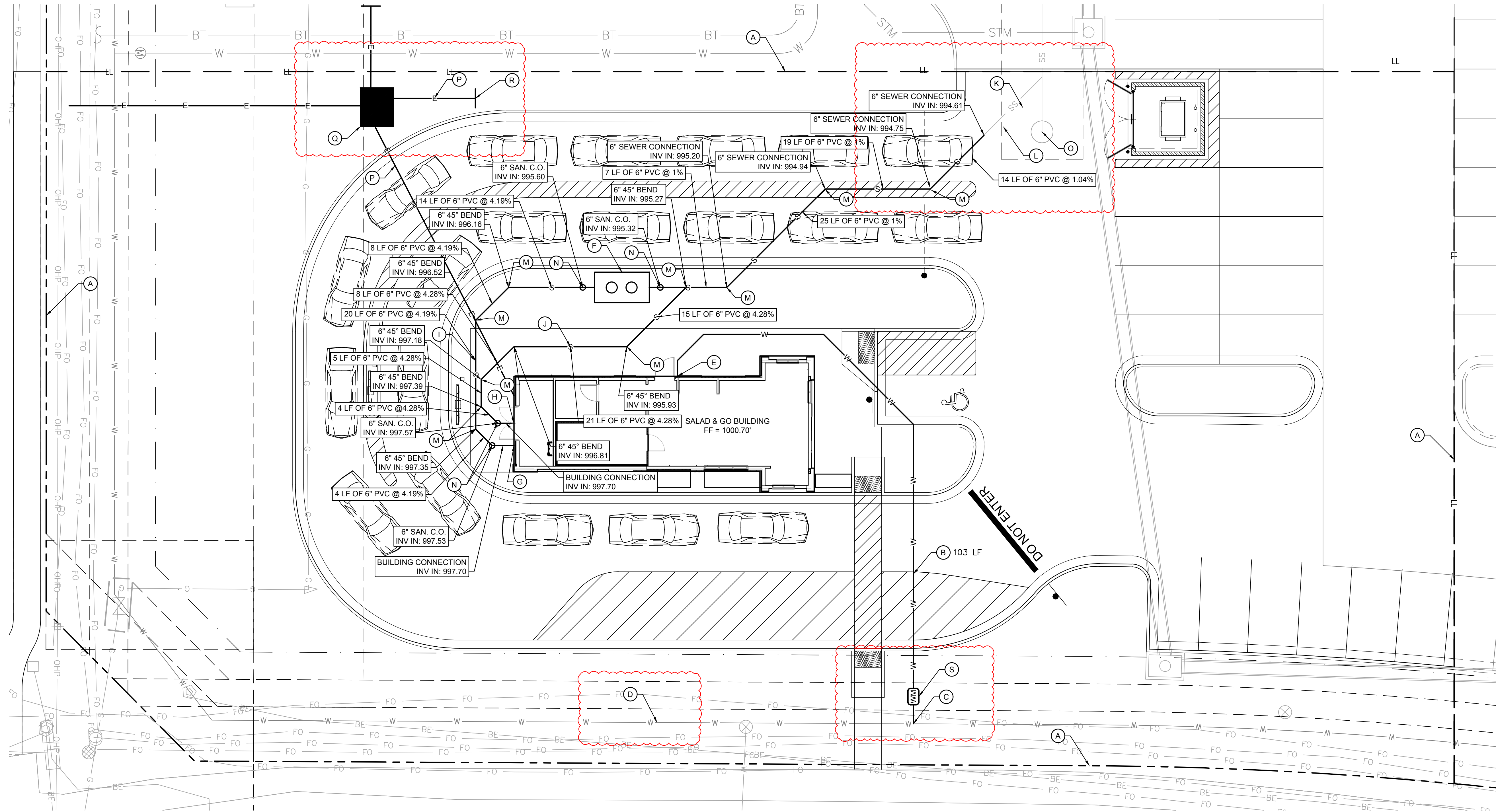
Project:
SALAD AND GO
2001 LEE'S SUMMIT

Building Address:
700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:
OVERALL UTILITY PLAN

Scale: **AS NOTED**
Date: **4/11/2024**
Project No: **195516018**
Drawing No.

C400



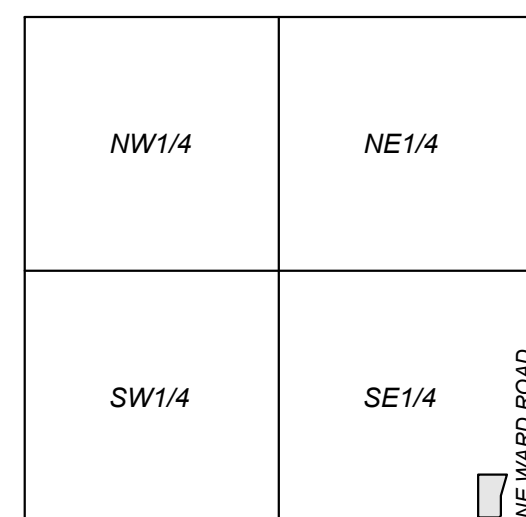
LEGEND

---	PROPERTY LINE
---	LOT LINE
---	STREET CENTER LINE
---	EASEMENT LINE
---	PARKING SETBACK LINE
S	PROPOSED SANITARY SEWER LINE
E	PROPOSED ELECTRICAL LINE
W	PROPOSED WATER LINE
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W	EXISTING WATER LINE
FO	EXISTING FIBER OPTIC LINE
---	EXISTING STORM SEWER LINE

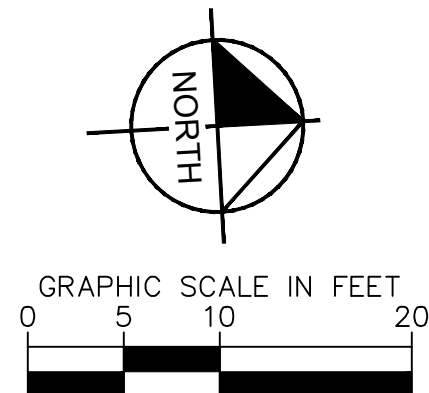
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KEYNOTE INDEX

- (A) PROPERTY LINE.
- (B) PROPOSED 1" TYPE K SOFT COPPER (COMPLYING WITH ASTM B 88) DOMESTIC WATER SERVICE LINE.
- (C) CONNECT TO EXISTING 12" WATER MAIN.
- (D) EXISTING 12" WATER LINE.
- (E) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION).
- (F) GREASE INTERCEPTOR.
- (G) 6" GREASE LINE CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION).
- (H) 6" SANITARY LINE CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION).
- (I) 6" PVC SANITARY GREASE LINE.
- (J) 6" PVC (SDR-26) SANITARY SERVICE.
- (K) EXISTING 6" SANITARY SEWER LINE.
- (L) CONNECT TO EXISTING 6" SANITARY SEWER LINE WITH SDR 26 PVC CONNECTION FITTING.
- (M) PROPOSED 45° BEND.
- (N) PROPOSED SEWER CLEANOUT.
- (O) EXISTING SANITARY MANHOLE MH 22-148.
- (P) ELECTRICAL SECONDARY LINE.
- (Q) PROPOSED TRANSFORMER.
- (R) LANDLORD TO PROVIDE ELECTRICAL STUB FOR NEW PAD MOUNT TRANSFORMER (LOCATION TO BE DETERMINED).
- (S) PROPOSED 1" WATER METER PER CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-11.



VICINITY MAP
SEC. 36-48-32



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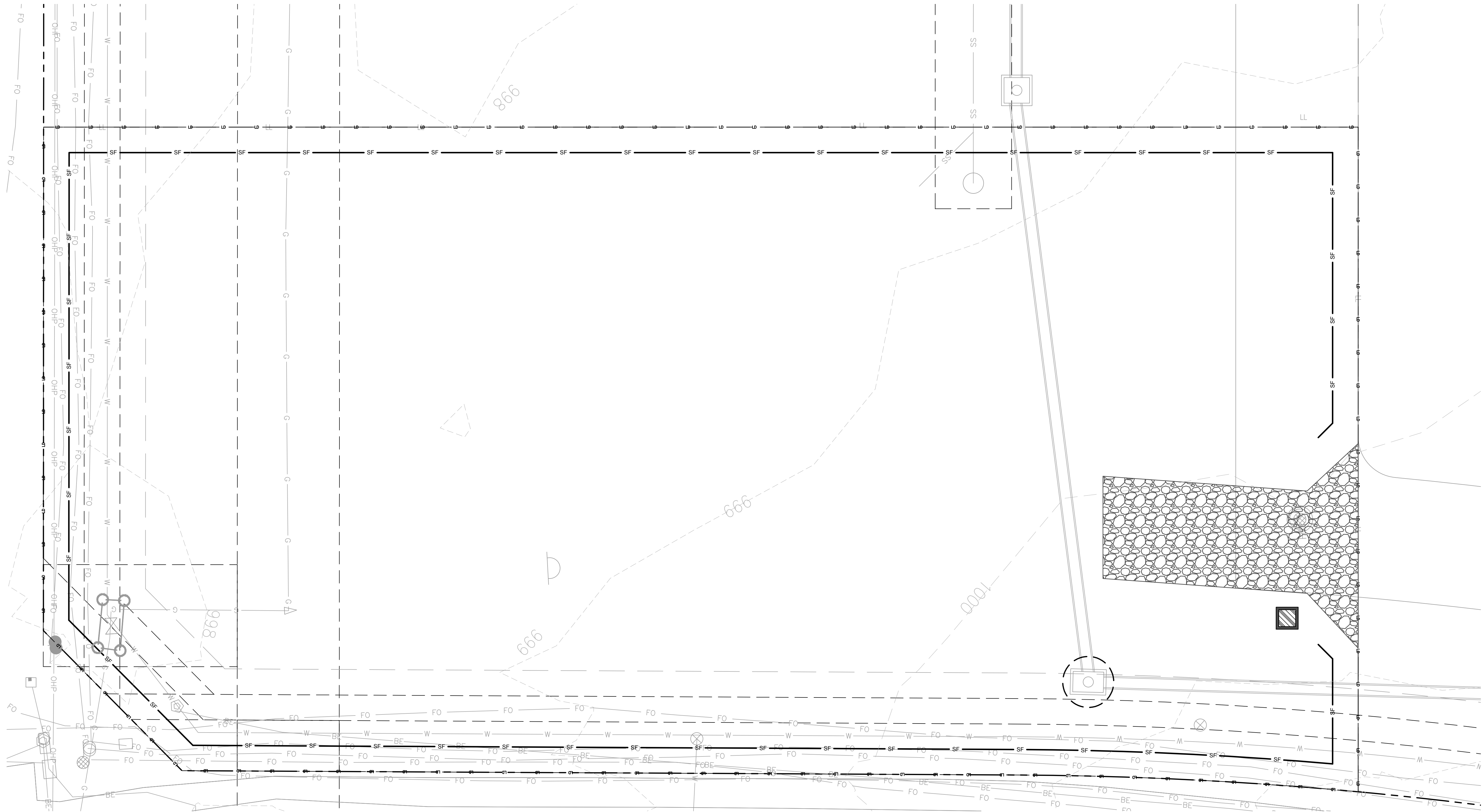
Project:
SALAD AND GO
2001 LEE'S SUMMIT

Building Address:
700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:
UTILITY PLAN

Scale: **AS NOTED**
Date: **4/11/2024**
Project No: **195516018**
Drawing No:

C401



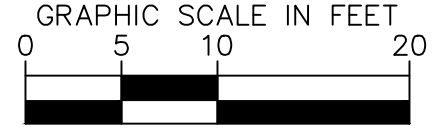
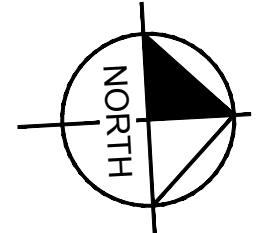
LEGEND

- — — — — LIMITS OF DISTURBANCE
- — — — — SILT FENCE (KANSAS CITY METRO CHAPTER STANDARD DRAWING NUMBER ESC-03)
- CONSTRUCTION ENTRANCE (KANSAS CITY METRO CHAPTER STANDARD DRAWING NUMBER ESC-01)
- CONCRETE WASHOUT (KANSAS CITY METRO CHAPTER STANDARD DRAWING NUMBER ESC-01)
- AREA INLET AND JUNCTION BOX PROTECTION (KANSAS CITY METRO CHAPTER STANDARD DRAWING NUMBER ESC-03)

EROSION CONTROL NOTES

- PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL:
 - DELINEATE THE OUTER LIMITS OF ANY TREE OR STREAM PRESERVATION DESIGNATED TO REMAIN WITH CONSTRUCTION FENCING.
 - CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY AREA AND INSTALL ALL PERIMETER SEDIMENT CONTROLS ON THE SITE.
 - INSTALL AND REQUEST THE INSPECTION OF THE PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES DESIGNATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
 - LAND DISTURBANCE WORK SHALL NOT PROCEED UNTIL THERE IS A SATISFACTORY INSPECTION.
 - IDENTIFY THE LIMITS OF CONSTRUCTION ON THE GROUND WITH EASILY RECOGNIZABLE INDICATIONS SUCH AS CONSTRUCTION STAKING, CONSTRUCTION FENCING, PLACEMENT OF PHYSICAL BARRIERS OR OTHER MEANS ACCEPTABLE TO THE CONTRACTOR AND THE CITY INSPECTOR.
- EROSION AND SEDIMENT CONTROL DEVICES PROTECTING THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED AS SOON AS THE RIGHT-OF-WAY HAS BEEN BACKFILLED AND GRADED.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CITY ORDINANCES OR STATE PERMIT REQUIREMENTS, SUCH AS:
 - THE CONTRACTOR SHALL SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS.
 - THE CONTRACTOR SHALL PERFORM INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS FOLLOWING EACH RAINFALL EVENT OF 3/4" OR MORE WITHIN ANY 24-HOUR PERIOD.
 - THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN THE DEFICIENCIES WERE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. THE LOG SHALL BE AVAILABLE FOR REVIEW BY THE CITY, THE STATE OF MISSOURI, OR OTHER AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL MAINTAIN INSTALLED EROSION AND SEDIMENT CONTROL DEVICES ON A MANNER THAT PRESERVES THEIR EFFECTIVENESS FOR PREVENTING SEDIMENT FROM LEAVING THE SITE OR ENTERING A SENSITIVE AREA SUCH AS A NATURAL STREAM CORRIDOR, TREE PRESERVATION AREAS OF THE SITE INTENDED TO BE LEFT UNDISTURBED, A STORM SEWER, OR AN ON-SITE DRAINAGE CHANNEL. FAILURE TO DO SO IS A VIOLATION OF THE PROVISIONS OF CITY ORDINANCES AND STATE PERMIT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF A PROJECT. IF THE CITY DETERMINES THAT THE BMP'S IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL.

- CONCRETE WASH OR RINSEWATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY-MIX TRUCKS, TOOLS, ETC., MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE. SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER EVAPORATED OR INFILTRATED INTO THE GROUND.
 - CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ONSITE IN THEIR ORIGINAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGE WAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.
- MAINTENANCE: ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN ATTACHED, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.



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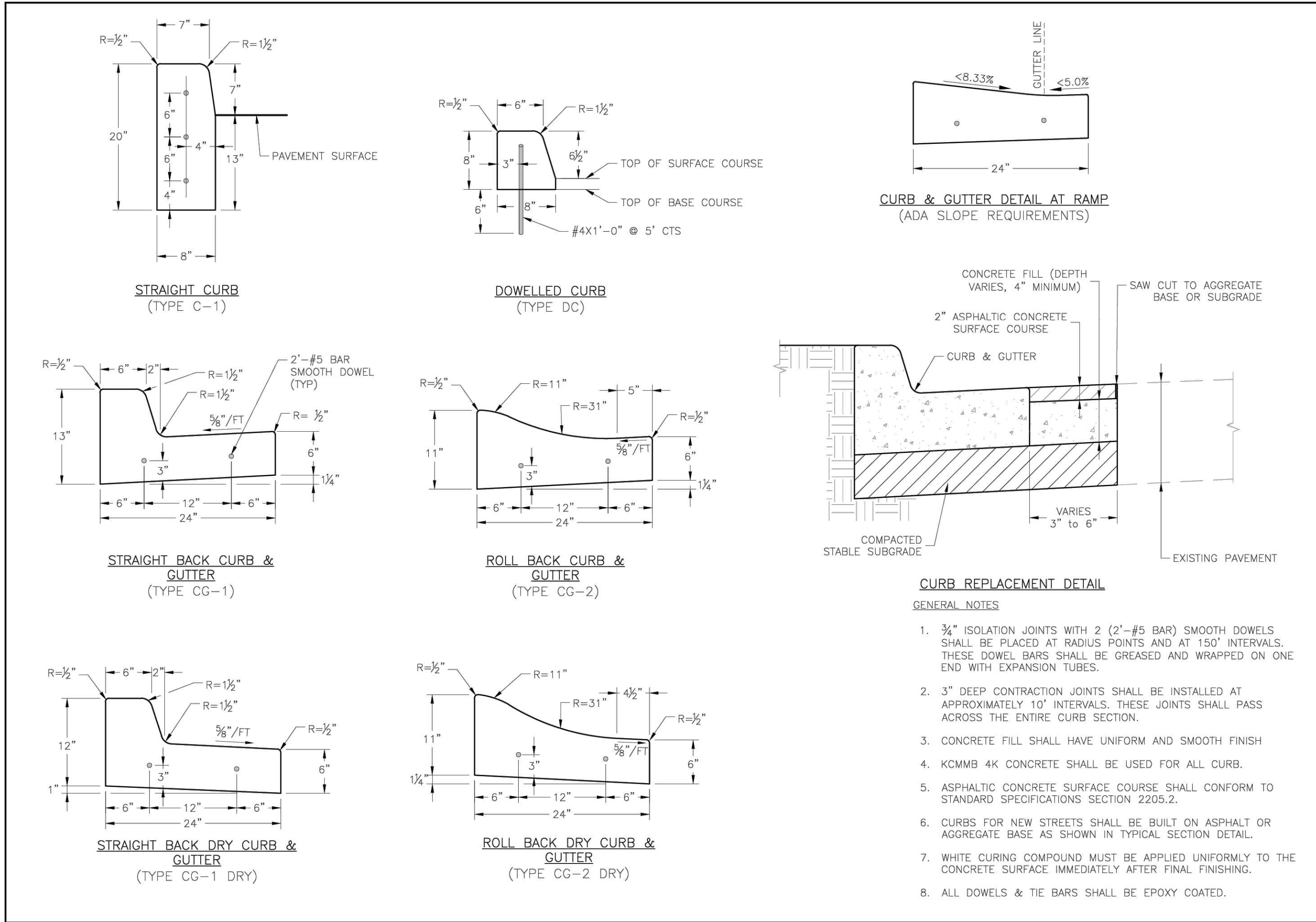
Project:
SALAD AND GO
2001 LEE'S SUMMIT

Building Address:
700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:
EROSION CONTROL PLAN

Scale:	AS NOTED
Date:	4/11/2024
Project No:	195516018
Drawing No:	

C500



LEE'S SUMMIT MISSOURI

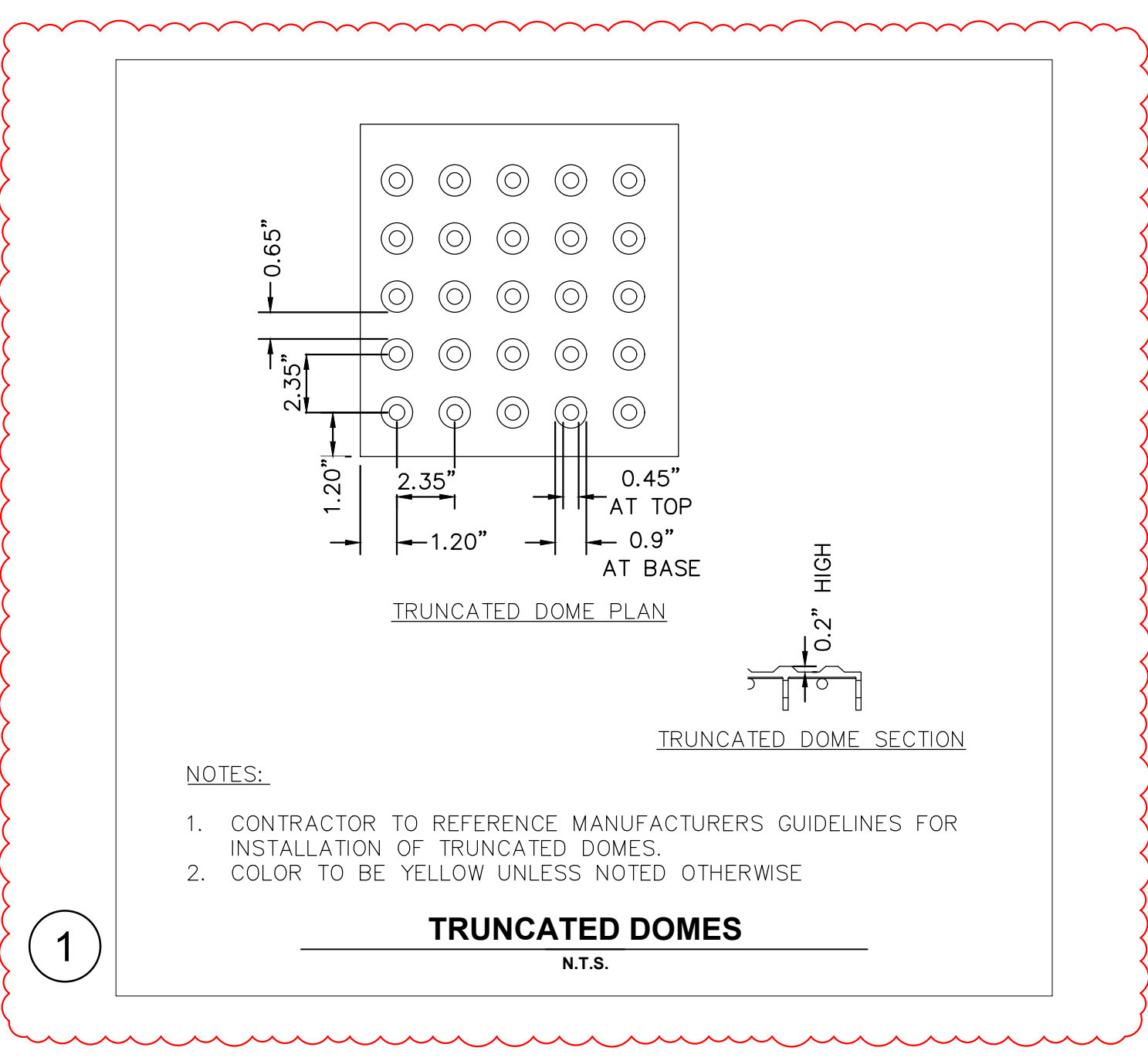
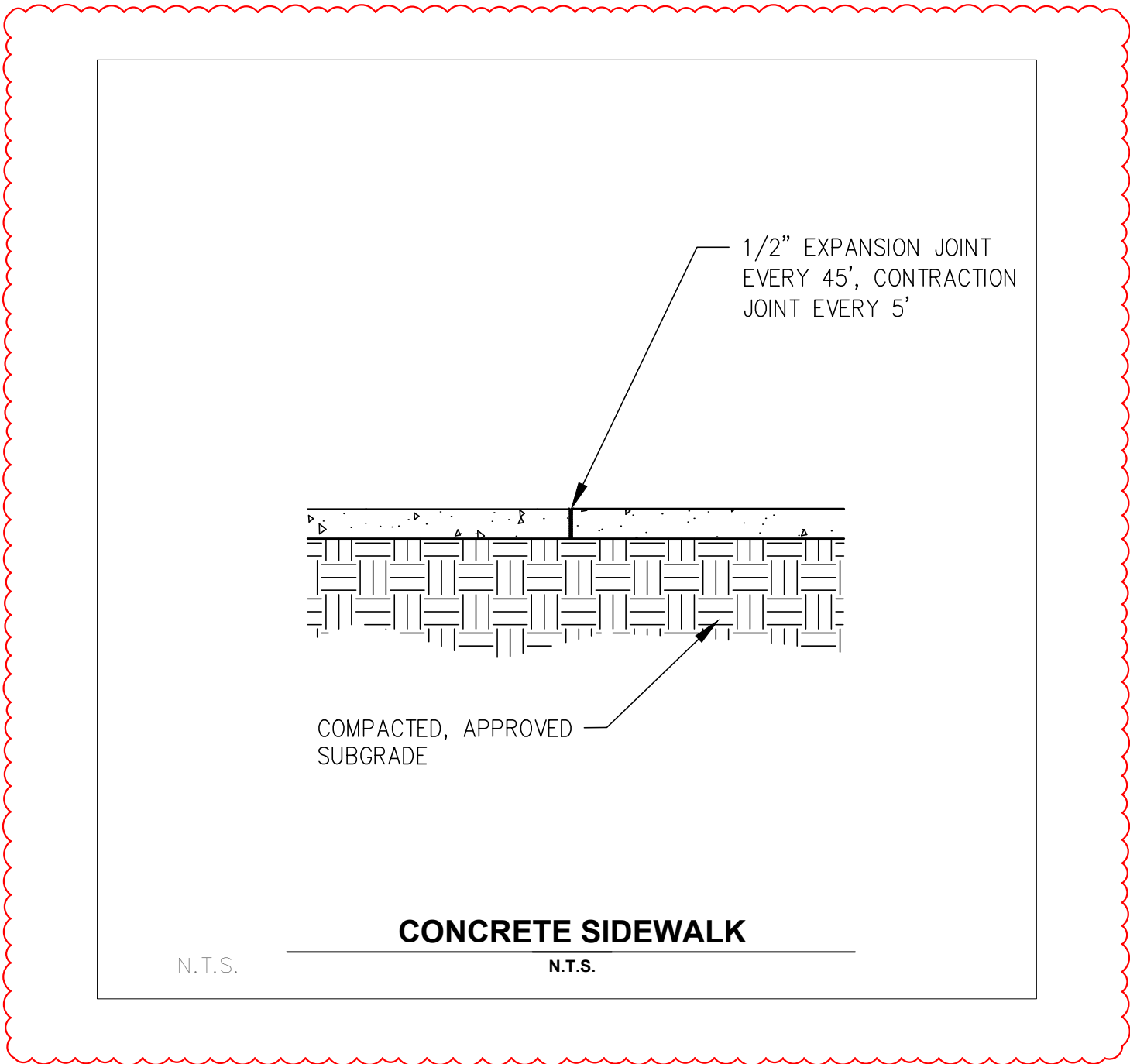
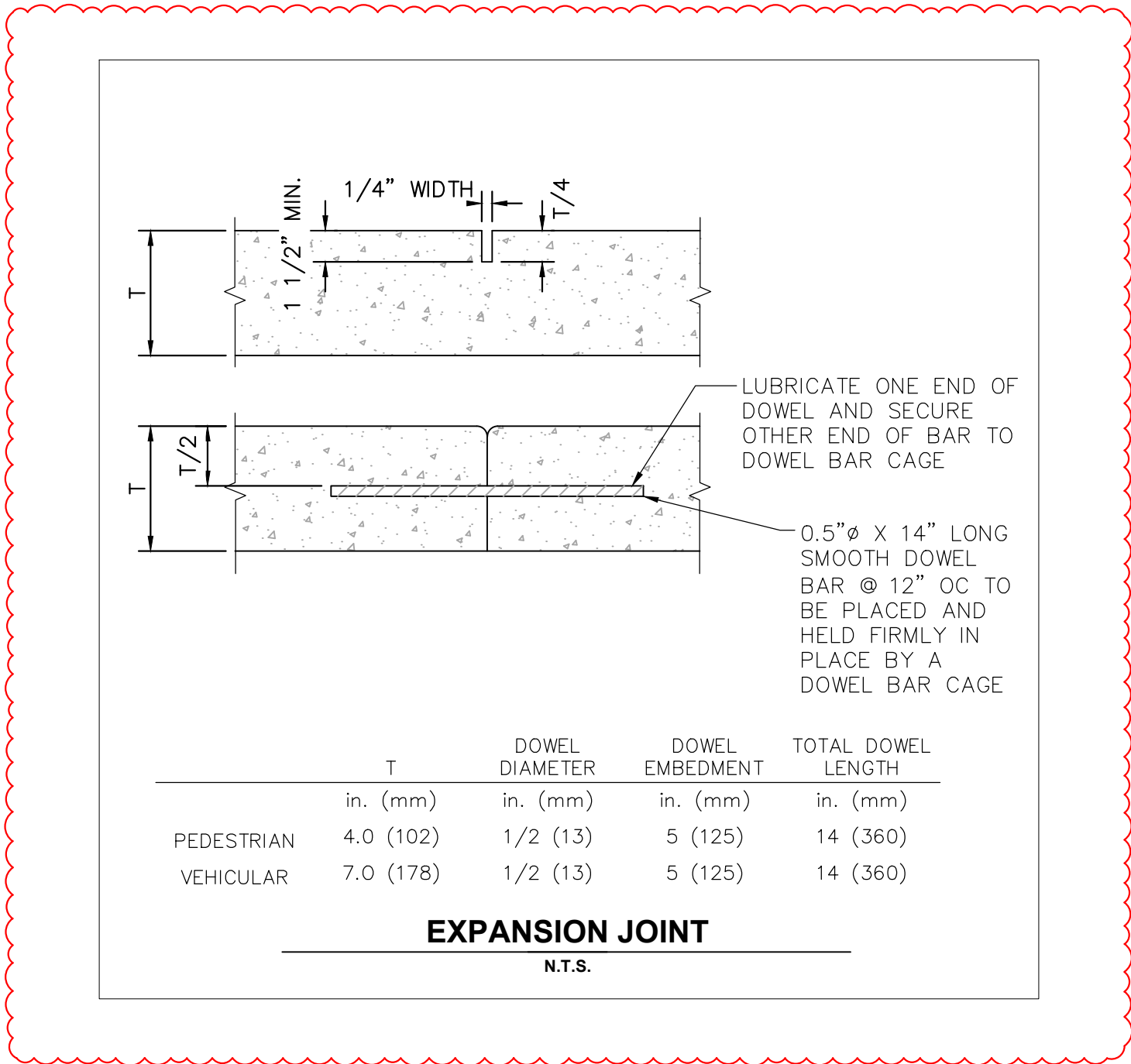
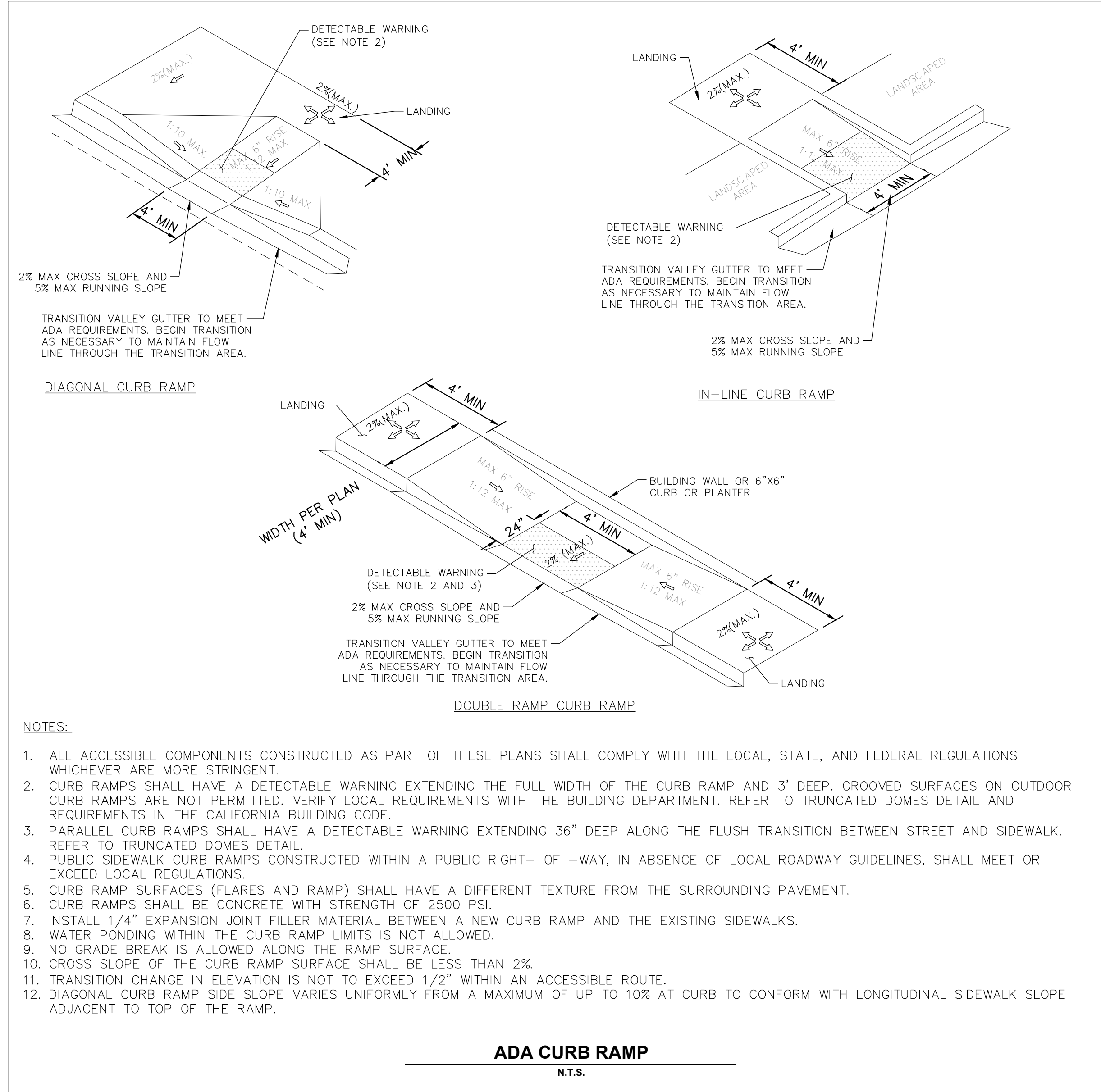
STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

GEN-4



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Owner: **AND GO CONCEPTS, LLC.**
5555 E. VAN BUREN ST, SUITE 215
PHOENIX, AZ 85008



Project:

SALAD AND GO
2001 LEE'S SUMMIT

Building Address:

700 N.W. WARD ROAD, LEE'S SUMMIT, MO 64086

DRAWING:

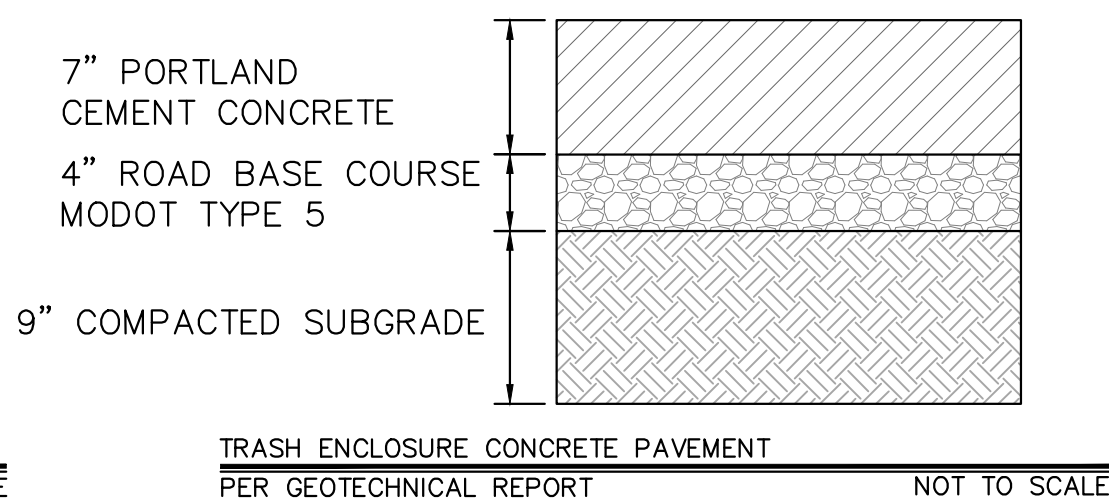
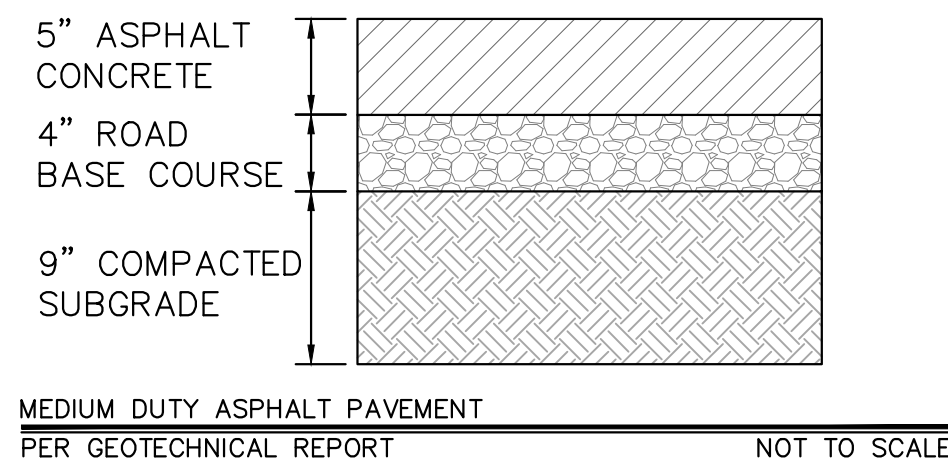
CIVIL DETAILS

Scale: **AS NOTED**

Date: **4/11/2024**

Project No: **195516018**

Drawing No:



NOTES:

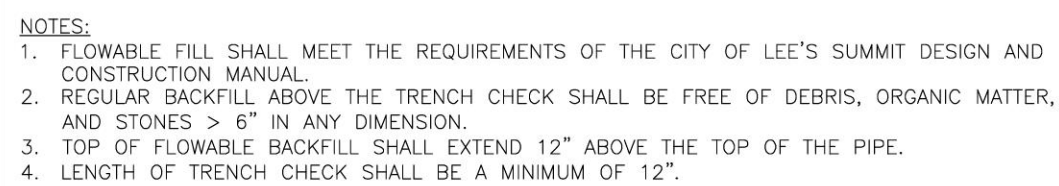
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

	<p align="center">LEE'S SUMMIT MISSOURI</p> <p align="center">PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</p>	<p>Date: 08/2023</p> <p>Drawn By: MJF</p> <p>Checked By: KLY</p>
	<p align="center">HORIZONTAL THRUST BLOCK</p>	<p align="center">WAT-1</p>

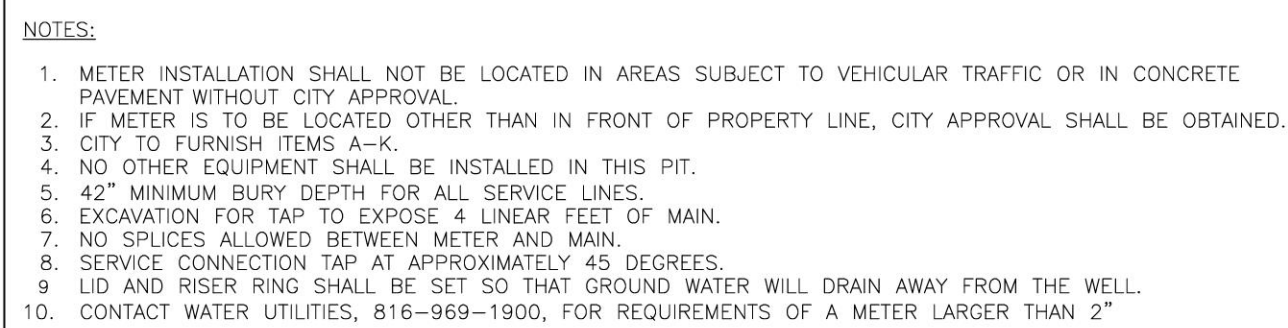
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	<p>VERTICAL THRUST BLOCK</p>	<p>WAT-2</p>

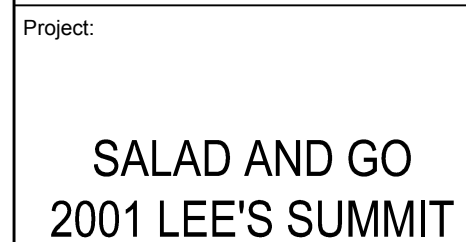
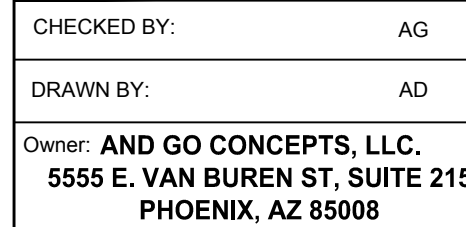


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	<p align="center">WATER TRENCH CHECK DETAIL</p>	<p align="center">WAT-6</p>



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	<p align="center">SERVICE CONNECTION WITH METER WELL</p>	<p align="center">WAT-11</p>

Kimley»»Horn
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KANSAS CITY, MO 64105
816-652-0350
WWW.KIMLEY-HORN.COM



Building Address:

**700 N.W. WARD ROAD, LEE'S
SUMMIT, MO 64086**

DRAWING:

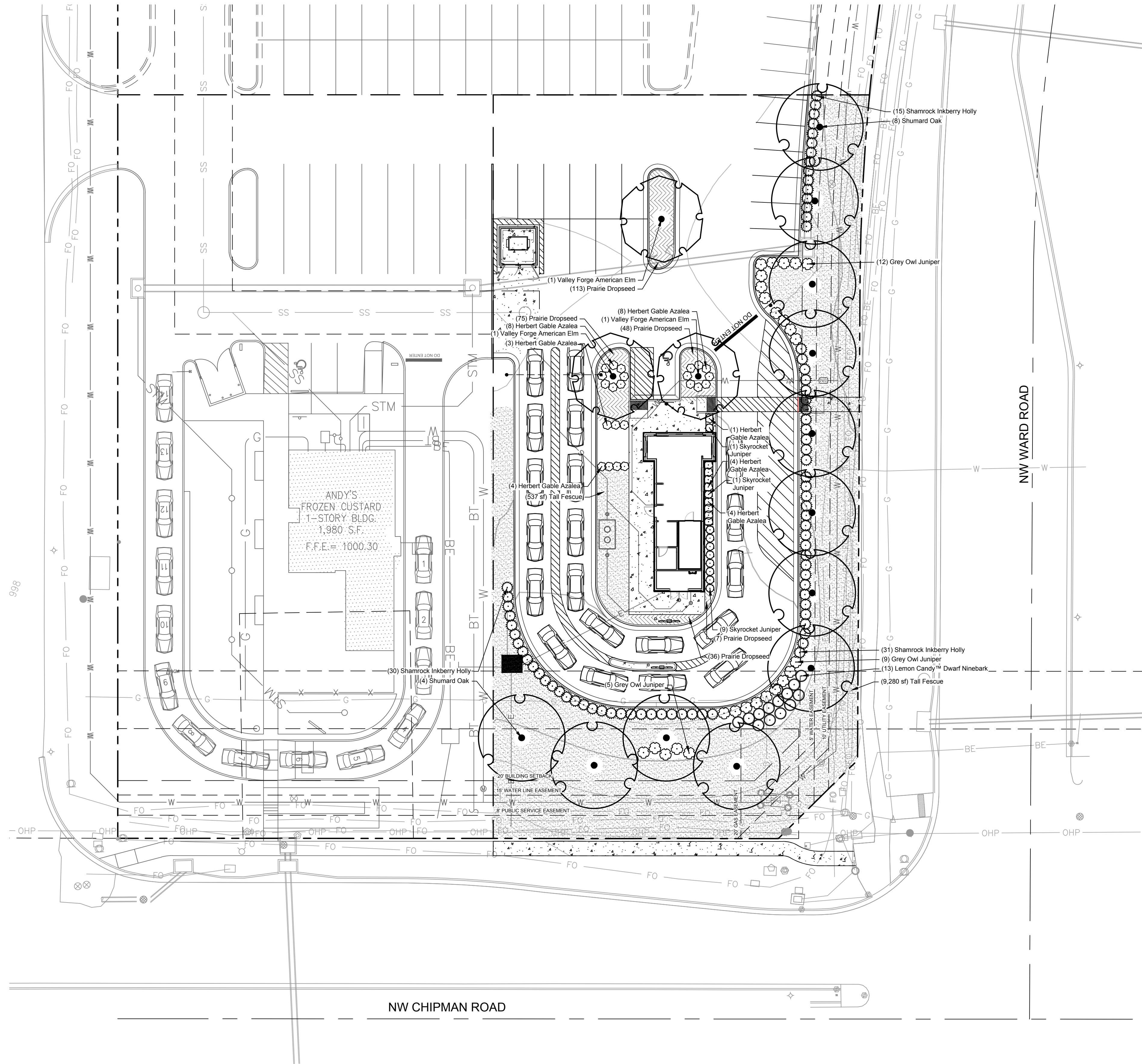
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C601



UTILITY NOTES:
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.
TREES						
	12	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL.	12' - 14' HT.	B&B
	3	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2.5" CAL.	12' - 14' HT.	B&B
SHRUBS						
	76	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	2 GAL.		
	11	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL.		
	27	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	2 GAL.		
	13	PHYSCARPUS OPULIFOLIUS 'PODARAS 3'	LEMON CANDY™ DWARF NINEBARK	2 GAL.		
	32	RHOODENDRON X 'HERBERT'	HERBERT GABLE AZALEA	2 GAL.		
GROUND COVERS						
	9,817 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD		
	279	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.		

SPACING

18" o.c.

LANDSCAPE REQUIREMENTS

(1) TREE PER 30-FOOT STREET FRONTAGE

WARD ROAD (231 LF)
REQUIRED: 8 TREES
PROPOSED: 8 TREES

CHIPMAN ROAD (99 LF)
REQUIRED: 4 TREES
PROPOSED: 4 TREES

REQUIREMENT MET

20-FOOT LANDSCAPE STRIP TO BE PROVIDED ALONG ANY STREET FRONTAGE, EXCEPT WHERE BUILDING SETBACK IS LESS THAN 20-FEET.

REQUIREMENT MET

PARKING AND LOADING AREA VISIBLE FROM STREET SHALL BE SEPARATED FROM THE STREET WITH A LANDSCAPE STRIPE AT LEAST 20-FEET WIDE.

REQUIREMENT MET

(1) SHRUB PER 20-FEET OF STREET FRONTAGE TO BE PROVIDED WITHIN LANDSCAPE STRIP.

WARD ROAD (231 LF)
REQUIRED: 12 SHRUBS
PROPOSED: 61 SHRUBS
CHIPMAN ROAD (99 LF)
REQUIRED: 5 SHRUBS
PROPOSED: 5 SHRUBS

REQUIREMENT MET

A HEDGE CONSISTING OF AT LEAST (12) SHRUBS PER 40-FEET OF TO BE PROVIDED AS SCREENING FOR PARKING AREA WHEN PARKING IS AREA IS VISIBLE FROM THE ROAD.

PARKING VISIBLE FROM WARD ROAD: 213 LINEAR FEET
REQUIRED: 64 SHRUBS
PROPOSED: 65 SHRUBS
PARKING VISIBLE FROM CHIPMAN ROAD: 72 LINEAR FEET
REQUIRED: 22 SHRUBS
PROPOSED: 32 SHRUBS

REQUIREMENT MET

MINIMUM OF (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA TO BE PROVIDED

TOTAL LOT AREA: 32,325 SF
REQUIRED: 13 SHRUBS
PROPOSED: 152 SHRUBS

REQUIREMENT MET

IN ADDITION TO TREES REQUIRED FOR STREET FRONTAGE, (1) TREE TO BE PROVIDED PER 5,000 SF OF TOTAL LANDSCAPED OPEN SPACE.

TOTAL LANDSCAPE OPEN SPACE: 12,613 SF
REQUIRED: 3 TREES
PROPOSED: 3 TREES

REQUIREMENT MET

LANDSCAPE ISLANDS, STRIPS, OR OTHER PLANTING AREAS SHOULD BE LOCATED WITHIN THE PARKING LOT AND SHALL CONSTITUTE OF AT LEAST 5% OF ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES, AND DRIVEWAYS.

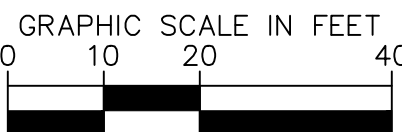
REQUIREMENT MET

A LANDSCAPE ISLAND SHALL BE LOCATED AT THE END OF EVERY PARKING BAY BETWEEN THE LAST PARKING SPACE AND ADJACENT RAVEL AISLE OR DRIVEWAY.

REQUIREMENT MET

LEGEND

	PROPERTY LINE
	LOT LINE
	STREET CENTER LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED CONCRETE PAVEMENT



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NO.	REVISION/DATE
1	COMMENT RESPONSE - 05/20/24

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DRAWN BY: FC

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LANDSCAPE PLAN

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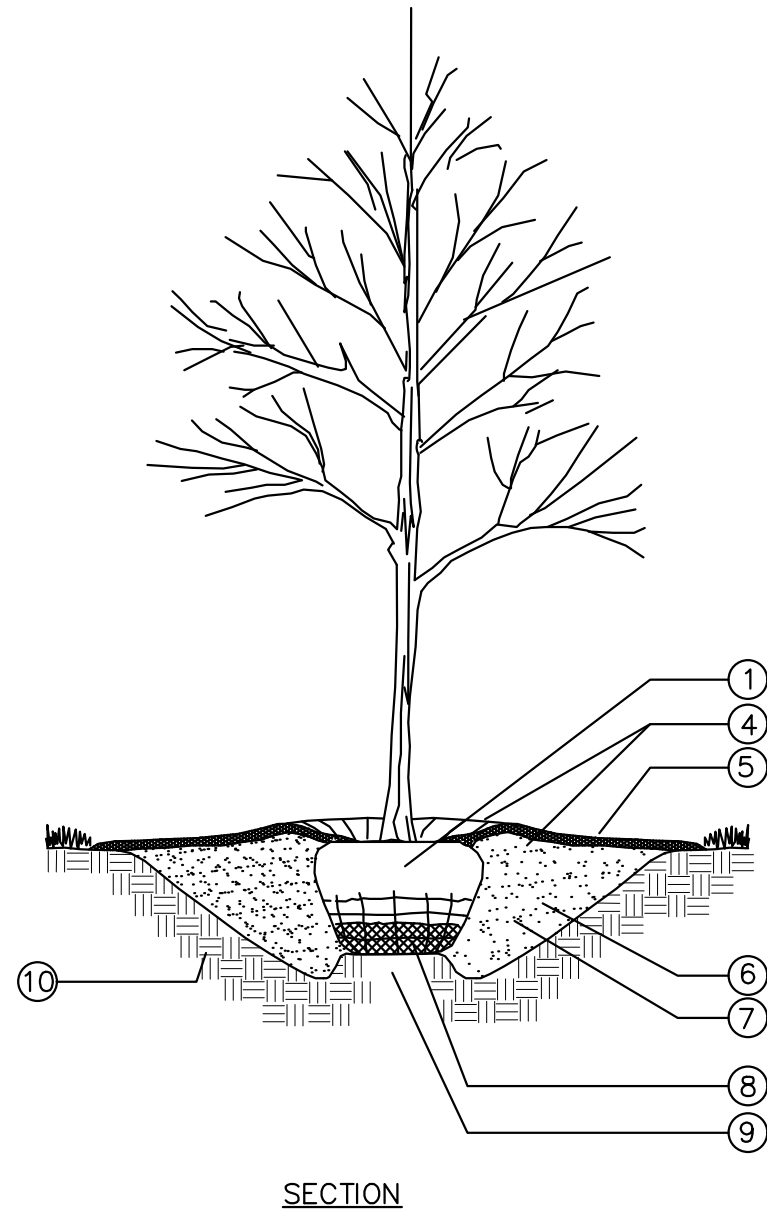
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LANDSCAPE NOTES

- REFER TO CIVIL SHEETS FOR GRADING AND DRAINAGE WITHIN LANDSCAPE AND HARDSCAPE AREAS.
- ALL PLANT MATERIAL MUST MEET THE MINIMUM STANDARDS AS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL. STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL AND FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL PLANTS ARE SUBJECT TO APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH AT A MINIMUM OF 3 INCHES. THE MULCH SHALL BE FREE FROM MOLD, STICKS, CONES, WEEDS AND OTHER DEBRIS. COMPACTION OF THE MULCH SHALL OCCUR NATURALLY OVER A TWO WEEK PERIOD DURING WHICH AT LEAST ONE SIGNIFICANT RAINFALL HAS OCCURRED. ADDITIONAL MULCH SHALL BE PLACED IN ORDER TO MAINTAIN THE MINIMUM DEPTH UNTIL DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND 811 TO HAVE THE LOCATIONS OF THEIR UNDERGROUND UTILITIES MARKED PRIOR TO BEGINNING WORK. CAUTION SHALL BE EXERCISED TO AVOID INTERRUPTION OF SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING UNTIL THE WORK IS ACCEPTED BY THE OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION FROM THE OWNER).
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOOLIATES PRIOR TO FINAL ACCEPTANCE SHALL BE REMOVED AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTING MIX: 50% ORGANIC SOIL ADDITIVES AND 50% TOPSOIL.
- THE AREA TO BE PLANTED SHALL BE SPRAYED WITH HERBICIDE ONE WEEK PRIOR TO TILLING AND PLANTING. ALL EXISTING TURF AND VEGETATION SHALL BE STRIPPED AND REMOVED PRIOR TO THE INSTALLATION OF ANY TURF OR PLANT MATERIAL.
- CONTRACTOR TO VERIFY THAT PLANTING LOCATIONS DO NOT CONFLICT WITH EXISTING UTILITIES, STRUCTURES, EASEMENTS OR DRAINAGE PATTERNS.
- CONTRACTOR TO REFER TO THE EROSION CONTROL PLANS FOR ALL TEMPORARY AND PERMANENT SEEDING AREAS.
- THE QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE SOLELY FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE QUANTITIES SHOWN IN THE PLANT SCHEDULE WITH THE QUANTITIES SHOWN ON THE PLANTING PLAN. ALL DIFFERENCES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. CONTRACTOR IS RESPONSIBLE TO INSTALL THE PLANT MATERIAL QUANTITIES THAT ARE SHOWN IN THE LANDSCAPE PLANS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE (INCLUDING, BUT NOT LIMITED TO WEEDING, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL WARRANTY OF ALL THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL SLOPES THAT ALL GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL FABRIC PRIOR TO PLANTING. EROSION CONTROL FABRIC SHALL BE OF THE TYPE THAT DECOMPOSES AFTER 18 MONTHS TO 2 YEARS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT, AT ANY TIME UNTIL THE END OF THE GUARANTEE PERIOD, ANY AND/OR ALL PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS AS SET FORTH HERIN AND IN THE PLANT SCHEDULE.

IRRIGATION PERFORMANCE SPECIFICATION:
CONTRACTOR SHALL PROVIDE A FULLY AUTOMATED IRRIGATION SYSTEM WHICH SHALL SUPPLY FULL COVERAGE IRRIGATION FOR ALL PLANTING AREAS. TREES, SHRUBS AND GROUNDCOVERS SHALL BE WATERED BY MEANS OF DRIP IRRIGATION LINE ON DEDICATED ZONES WITH SIMILAR PLANTING MATERIAL SPECIES AND WATERING REQUIREMENTS. ALL POTS SHALL HAVE A FLEX IRRIGATION LINE RUN UP THE BACK SIDE TO PROVIDE A DRIP LINE FOR POTTED PLANTINGS. THE SYSTEM SHALL INCLUDE AN EVAPOTRANSPIRATION (ET) / RAIN-FREEZE SENSOR. FINAL LOCATION OF CONTROLLER AND LOCATION OF SLEEVING AND CONDUIT TO BE DETERMINED PRIOR TO PAVING INSTALLATION AND TO BE APPROVED BY LANDSCAPE ARCHITECT VIA DESIGN/BUILD SUBMITTAL. AS-BUILT PLANS AND OPERATIONS MANUALS TO BE SUPPLIED TO THE OWNER UPON ACCEPTANCE OF THE INSTALLATION. SYSTEM SHALL MEET THE MORE STRINGENT OF EITHER LOCAL JURISDICTIONAL REQUIREMENTS OR ESTABLISHED INDUSTRY STANDARD.

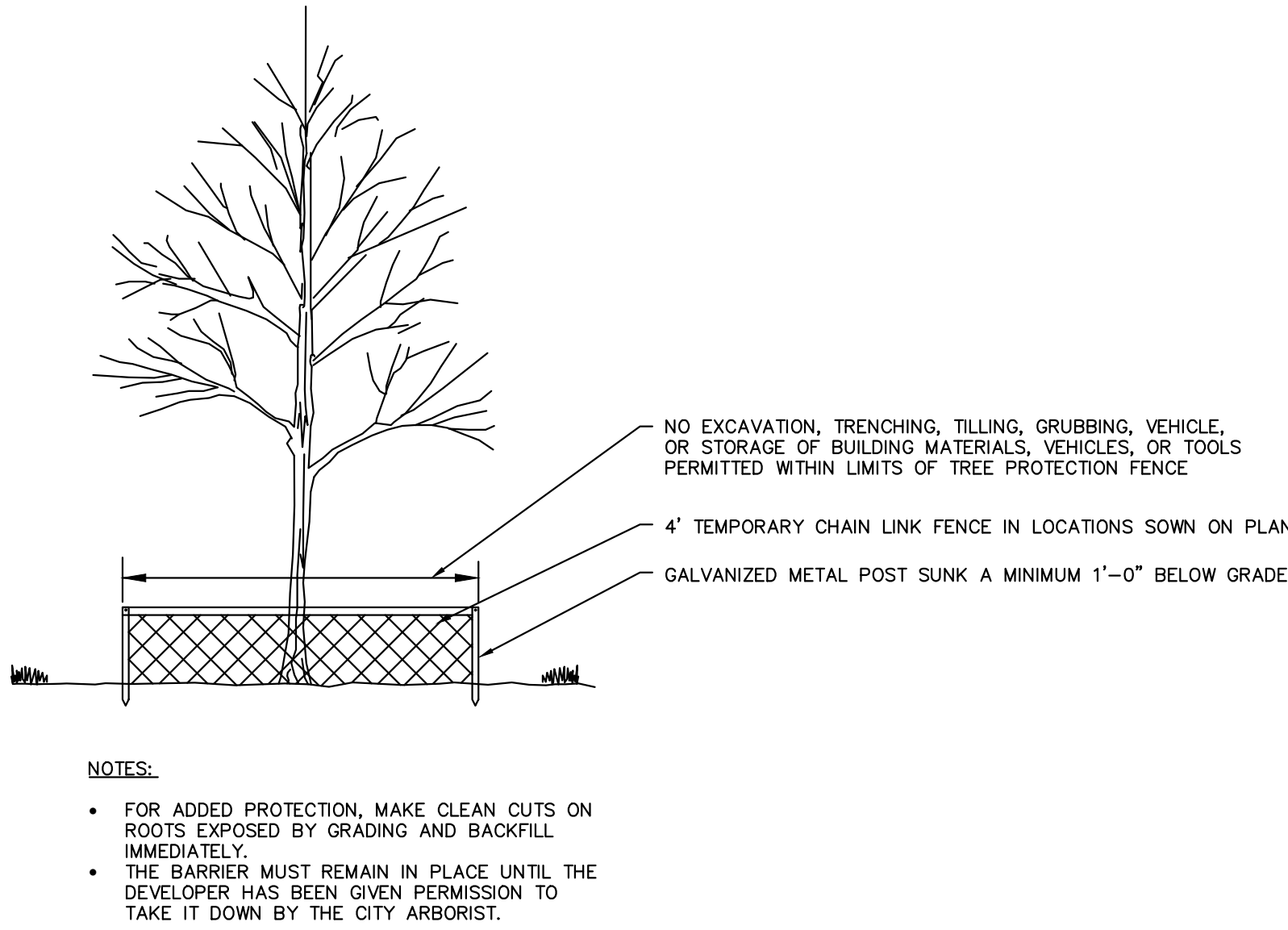
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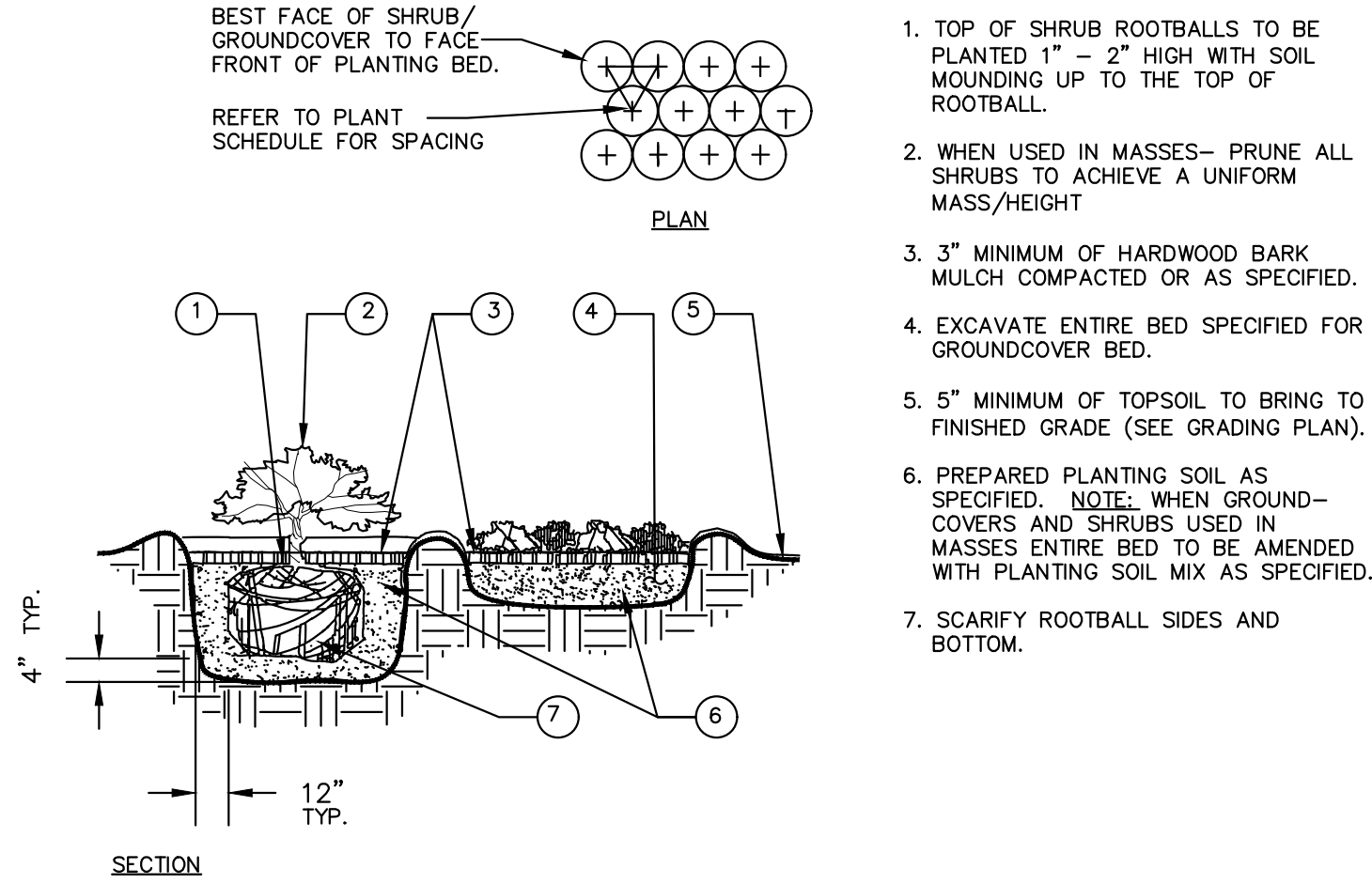
NOTES:
1. THIS DETAIL IS APPLICABLE FOR SOIL AND ROOTBALL INSTALLATION.

- ROOTBALL:
-IN ENGINEERED WELL DRAINED SOIL CONDITIONS:
SET TOP SURFACE ELEVATION OF ROOTBALL 2" ABOVE FINAL EXISTING GRADE.
- SHRUB PLANTING
- GROUNDCOVER PLANTING
- EARTHEN SAUCER
- 3" TRIPLE SHREDDDED HARDWOOD MULCH LAYER
-MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE TRUNK ROOT FLARE
-MULCH SHALL NOT BE PLACED WITHIN 6" OF SHRUB TRUNK OR STEM FLARE
-MULCH AREA SHALL BE MINIMUM 6" DIAMETER RING. REFERENCE PLAN FOR MULCH AREA SIZES.
- TREE:
EXCAVATE PLANTING PIT TO 3 TIMES THE WIDTH OF ROOTBALL (8' MIN.)
FLARING SIDES OF PIT AS SHOWN. SCARIFY SIDES OF PIT SO THAT THE SIDES ARE NOT SMOOTH OR GLAZED.
SHRUB:
EXCAVATE PIT TO 2 TIMES THE WIDTH OF ROOTBALL OR CONTAINER SCARIFY SIDES OF PIT SO THAT SIDES ARE NOT SMOOTH/GLAZED
- BACKFILL WITH SOIL MIX PER SPECIFICATIONS
- REMOVE TOP 3/4 OF BURLAP ROOTBALL COVERING. REMOVE ALL SYNTHETIC COVERING FROM ENTIRE ROOTBALL.
- ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH. NOT LOOSE BACKFILL MATERIAL.
- UNDISTURBED SUBGRADE
- ROOT FLARE MUST BE VISIBLE AND NEEDS TO BE AT OR SLIGHTLY ABOVE GRADE.

1 TYPICAL TREE PLANTING
NTS



2 TREE PROTECTION FENCE
NTS

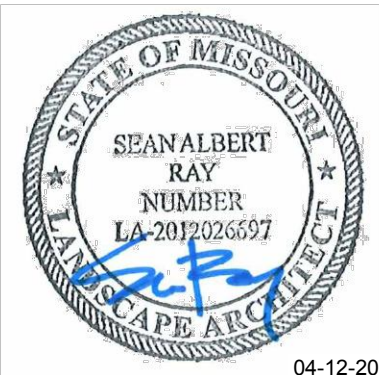


- NOTES:
B&B MATERIAL
1. REMOVE ALL SYNTHETIC STRAP AND SYNTHETIC BURLAP FROM ROOTBALL
2. REMOVE 3/4 OF BURLAP FROM TOP OF ROOT BALL COVERING
3. REMOVE TOP 1/2 OF WIRE BASKET (IF PRESENT)
4. DO NOT INSTALL MULCH WITHIN 6" OF MAIN TRUNK OF STEM
- CONTAINER MATERIAL
1. REMOVE CONTAINER FROM AROUND PLANT PRIOR TO PLANTING
2. BREAK UP ANY CIRCLING OR BINDING ROOTS
3. SCARIFY SIDE OF ROOTBALL
4. DO NOT INSTALL MULCH WITHIN 6" OF TRUNK FLARE

3 LANDSCAPE BED PLANTING DETAIL
NTS

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