UTILITY AND GOVERNING AGENCY CONTACTS

PRELIMINARY DEVELOPMENT PLAN

FOR

DUNKIN LEE'S SUMMIT

LOCATED AT

1399 NE DOUGLAS ST

LEE'S SUMMIT, MO 64086

WATER SERVICE WATER UTILITIES CITY OF LEE'S SUMMIT 1200 SE HAMBLEN RD

WATER UTILITIES

(816) 969 1900

CITY OF LEE'S SUMMIT

1200 SE HAMBLEM RD LEE'S SUMMIT, MO 64081

SANITARY SEWER SERVICE

1200 MAIN STREET KANSAS CITY, MO 64141 LEE'S SUMMIT, MO 64081 (816) 741-5275 (816) 969 1900

GAS COMPANY

7500 E 35TH TERR LEE'S SUMMIT, MO 64129 (800) 582 64129

TELEPHONE

DEVELOPMENT SERVICES CITY OF LEE'S SUMMIT 220 SE GREEN LEE'S SUMMIT, MO 64063 (816) 969 1200

PLANNING DEPARTMENT

BUILDING DEPARTMENT

DEVELOPMENT SERVICES CITY OF LEE'S SUMMIT 220 SE GREEN LEE'S SUMMIT, MO 64063 (816) 969 1200

ELECTRIC SERVICE

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

> **HEALTH DEPARTMENT** JACKSON COUNTY PUBLIC HEALTH

3651 NE RALPH POWELL RD LEE'S SUMMIT, MO 64064 (816) 404 6427

FIRE PREVENTION

CITY OF LEE'S SUMMIT 207 SE DOUGLAS LEE'S SUMMIT, MO 64063 (816) 969-1300

(913) 905-2898

PROJECT LOCATION

PROJECT TEAM

DEVELOPER JONATHAN SISCO BLUEMONT GROUP, LLC 408 N CEDAR BLUFF RD KNOXVILLE, TN 37923 JONATHANS@BLUEMONTGROUP.NET

OWNER ORTHO KING PROPERTIES LLC 721 NE LAKEWOOD BLVD LEE'S SUMMIT, MO 64064

ARCHITECT SARAH HOLLAND CHRISMAN 584 BELLERIVE RD, SUITE 3D ANNAPOLIS, MD 21409

SCHRISMAN@QSRANDR.COM

(301) 364 9880

CIVIL ENGINEER ANDREW GRIBBLE

KIMLEY-HORN & ASSOCIATES, INC. 805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO 64105 ANDREW.GRIBBLE@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN & ASSOCIATES, INC. 805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO 64105 (913) 318 8488 SEAN.RAY@KIMLEY-HORN.COM

SURVEYOR BRYAN HILL ATLAS LAND CONSULTING 14500 PARALLEL RD, UNIT R BASEHOR, KS 66007 (913) 702 5073 ANDREA@ALCONSULT-LLC.COM

VICINITY MAP	
N.T.S.	NORTH

Sheet List Table				
Sheet Number	Sheet Title			
C-000	COVER SHEET			
1 OF 1	ALTA SURVEY			
C-001	GENERAL NOTES			
C-002	EXISTING CONDITIONS			
C-100	SITE PLAN			
C-300	GRADING PLAN			
C-400	UTILITY PLAN			
P-100	PHOTOMETERIC PLAN			
L-100	LANDSCAPE PLAN			
EER 1	BUILDING ELEVATIONS			
EER 2	BUILDING ELEVATIONS			

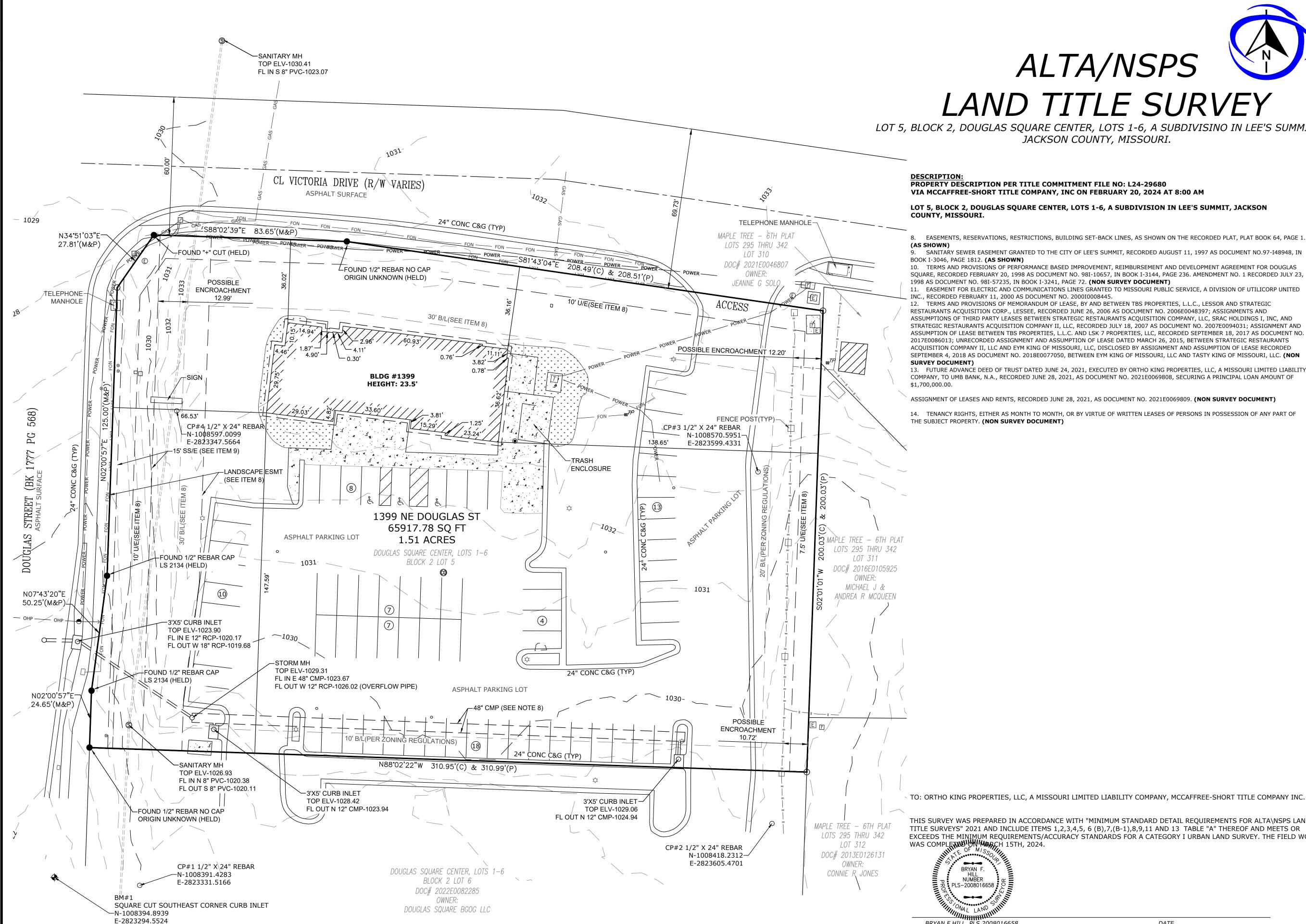
LEGAL DESCRIPTION

LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.



SHEE COVER

DUNKIN LEF SUMMIT PREPARED FOR SMONT GROU



ALTA/NSPS LAND TITLE SURVEY

LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISINO IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

PROPERTY DESCRIPTION PER TITLE COMMITMENT FILE NO: L24-29680 VIA MCCAFFREE-SHORT TITLE COMPANY, INC ON FEBRUARY 20, 2024 AT 8:00 AM

LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

8. EASEMENTS, RESERVATIONS, RESTRICTIONS, BUILDING SET-BACK LINES, AS SHOWN ON THE RECORDED PLAT, PLAT BOOK 64, PAGE 1.

9. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT, RECORDED AUGUST 11, 1997 AS DOCUMENT NO.97-I48948, IN

SQUARE, RECORDED FEBRUARY 20, 1998 AS DOCUMENT NO. 98I-10657, IN BOOK I-3144, PAGE 236. AMENDMENT NO. 1 RECORDED JULY 23, 1998 AS DOCUMENT NO. 98I-57235, IN BOOK I-3241, PAGE 72. (NON SURVEY DOCUMENT)

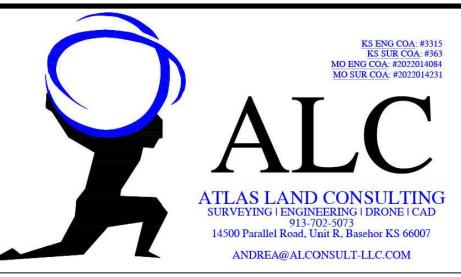
11. EASEMENT FOR ELECTRIC AND COMMUNICATIONS LINES GRANTED TO MISSOURI PUBLIC SERVICE, A DIVISION OF UTILICORP UNITED INC., RECORDED FEBRUARY 11, 2000 AS DOCUMENT NO. 2000I0008445.

12. TERMS AND PROVISIONS OF MEMORANDUM OF LEASE, BY AND BETWEEN TBS PROPERTIES, L.L.C., LESSOR AND STRATEGIC ASSUMPTION OF LEASE BETWEEN TBS PROPERTIES, L.L.C. AND LSK 7 PROPERTIES, LLC, RECORDED SEPTEMBER 18, 2017 AS DOCUMENT NO. 2017E0086013; UNRECORDED ASSIGNMENT AND ASSUMPTION OF LEASE DATED MARCH 26, 2015, BETWEEN STRATEGIC RESTAURANTS ACQUISITION COMPANY II, LLC AND EYM KING OF MISSOURI, LLC, DISCLOSED BY ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED SEPTEMBER 4, 2018 AS DOCUMENT NO. 2018E0077050, BETWEEN EYM KING OF MISSOURI, LLC AND TASTY KING OF MISSOURI, LLC. (NON

13. FUTURE ADVANCE DEED OF TRUST DATED JUNE 24, 2021, EXECUTED BY ORTHO KING PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO UMB BANK, N.A., RECORDED JUNE 28, 2021, AS DOCUMENT NO. 2021E0069808, SECURING A PRINCIPAL LOAN AMOUNT OF \$1,700,000.00.

ASSIGNMENT OF LEASES AND RENTS, RECORDED JUNE 28, 2021, AS DOCUMENT NO. 2021E0069809. (NON SURVEY DOCUMENT)

14. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY. (NON SURVEY DOCUMENT)



ATLA/NSPS LAND TITLE SURVEY

LEGEND

O DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231

CONCRETE SURFACE

LANDSCAPE

● DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE ⚠ DENOTES FOUND SECTION CORNER

TELEPHONE PEDESTAL

TRANSFORMER

LIGHT POLE FIRE HYDRANT

POWER POLE SANITARY MANHOLE TRAFFIC SIGNAL

ELECTRIC MANHOLE STREET SIGN UNDERGROUND WATER LINE

UNDERGROUND GAS LINE OVERHEAD POWER LINE

GENERAL NOTES

3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.

4. THE SUBJECT PROPERTY IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD AVAILABLE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 29095C0417G, WITH A DATE OF IDENTIFICATION OF

JANUARY 20, 2017 IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

5. ON SITE PARKING WAS OBSERVED. 64 PARKING STALLS OBSERVED AND 3 ADA PARKING STALLS OBSERVED. 6. CURRENT ZONING - CP-2

8. 48" CMP DETERMINED BASED UPON CURB INLET OUT PIPES. NO ACTUAL LOCATION

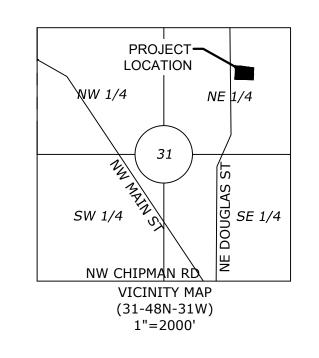
'. MISSOURI ONE CALL WAS CALLED. TICKET #240593410

DETERMINED IN THE FIELD.

-12.20' WOOD PLANK FENCE WEST OF PROPERTY LINE

-10.72' WOOD PLANK FENCE WEST OF PROPERTY LINE -12.99' SANITARY LINE EAST OF SANITARY EASEMENT

VICINITY MAP



SCALE PREPARED FOR

JOB NO:24-055

20 10 0 SCALE IN FEET

SEC-TWN-RNG 31-48N-31W

ORTHO KING PROPERTIES LLC ADDRESS: 1399 NE DOUGLAS ST

LEES SUMMIT, MO 64086

DATE

MARCH 18, 2024

DATE

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\NSPS LAND TITLE SURVEYS" 2021 AND INCLUDE ITEMS 1,2,3,4,5, 6 (B),7,(B-1),8,9,11 AND 13 TABLE "A" THEREOF AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS/ACCURACY STANDARDS FOR A CATEGORY I URBAN LAND SURVEY. THE FIELD WORK WAS COMPLETED WWW.CH 15TH, 2024.

HILL NUMBER LS-2008016658

BRYAN F HILL, PLS 2008016658

3/20/2024 10:14 AMAUSTIN THOMPSON CAD FILE: S:\Atlas Land Consulting\2024\24-055 Kimley Horn 1399 NE Douglas St Lees Summit ALTA\24-055.dwg

ELV-1021.57'

GENERAL CONSTRUCTION NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- 12. 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

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- 2. 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.
- 3. 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.

PAVING, GRADING AND DRAINAGE NOTES

- 1. 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 MODOT 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.
- 3. TRAFFIC CONTROL ON ALL MODOT, 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.
- 4. 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.
- 5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- 6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- 7. 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.
- 8. 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.
- 9. 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 CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 10. 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.
- 11. 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.
- 12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MODOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 13. 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.
- 14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- 15. 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 HEALTH AND ENVIRONMENT.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

- 1. 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.
- 2. 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.
- 3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- 4. 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.
- 5. 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.
- 6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- 7. 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.
- 9. 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

MUST BE MAINTAINED ON SITE AT ALL TIMES.

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MISSOURI CONSTRUCTION STORMWATER PERMIT AND BECOME FAMILIAR WITH THEIR CONTENTS.
- 3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- 5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS
- 6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- 7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- 9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

- 13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- 14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
- 15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- 16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- 18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- 19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- 21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

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:

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

ESTATEMENTALEY NORMAND ASSOCIATES, INC.

805 PENNSYLVANIA AVE, SUITE 150 KANSAS CITY, MO 64105
PHONE: 816-652-0350

OG/25/24

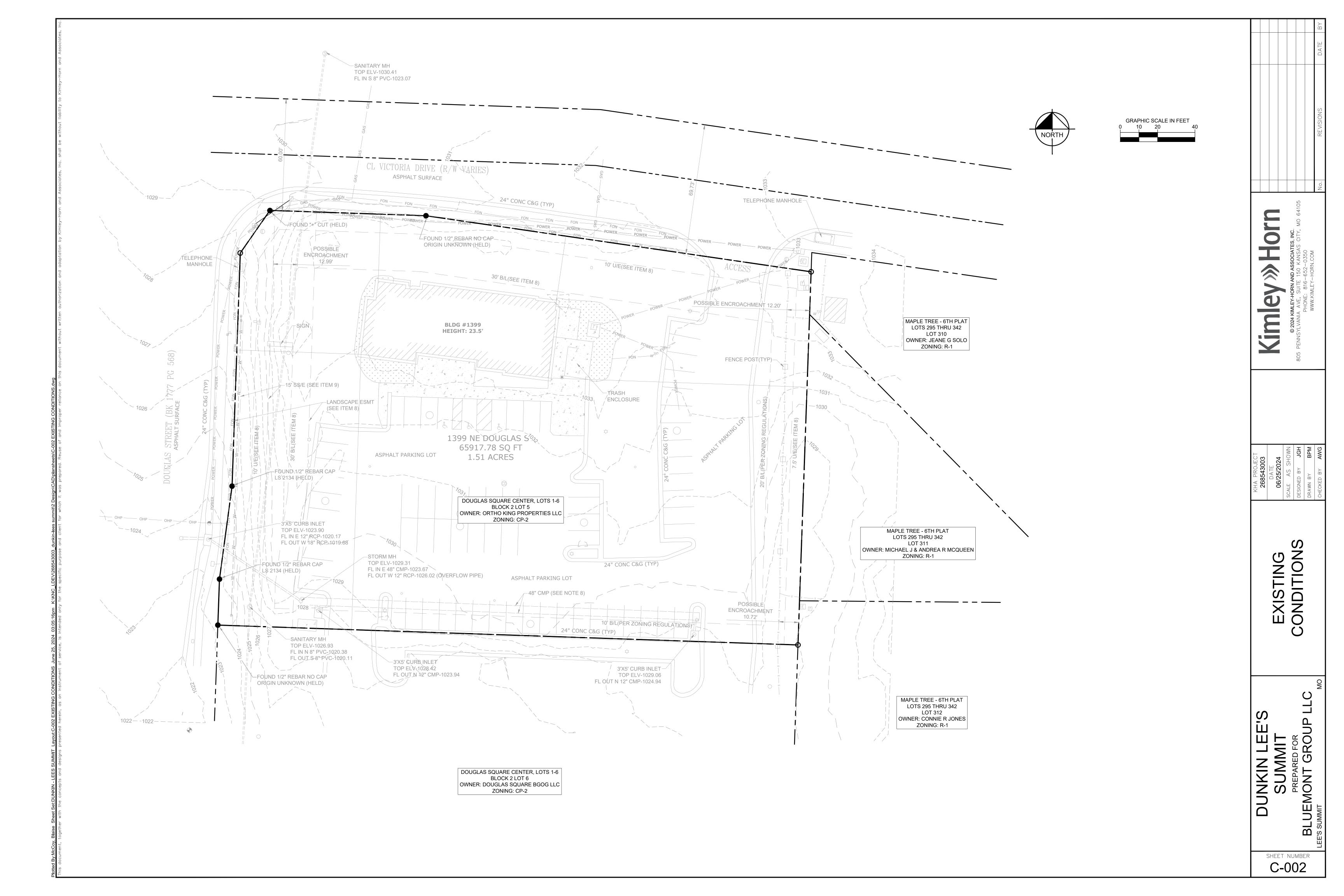
CALE AS SHOWN
ESIGNED BY JGH
RAWN BY BPM
HECKED BY AMG

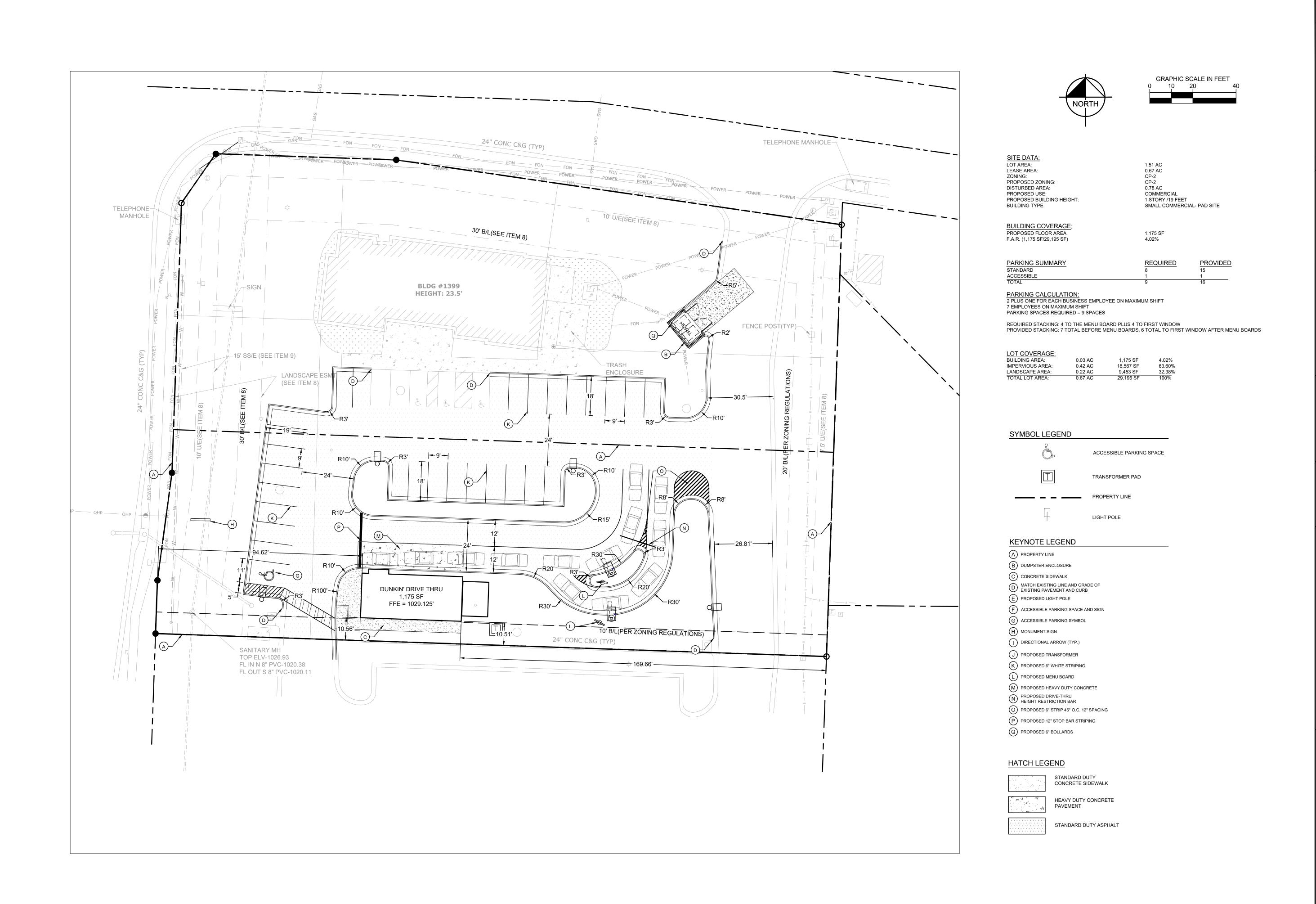
NERAL NOTES

Ш

(7)

SUMMIT
PREPARED FOR
IONT GROUP LLC

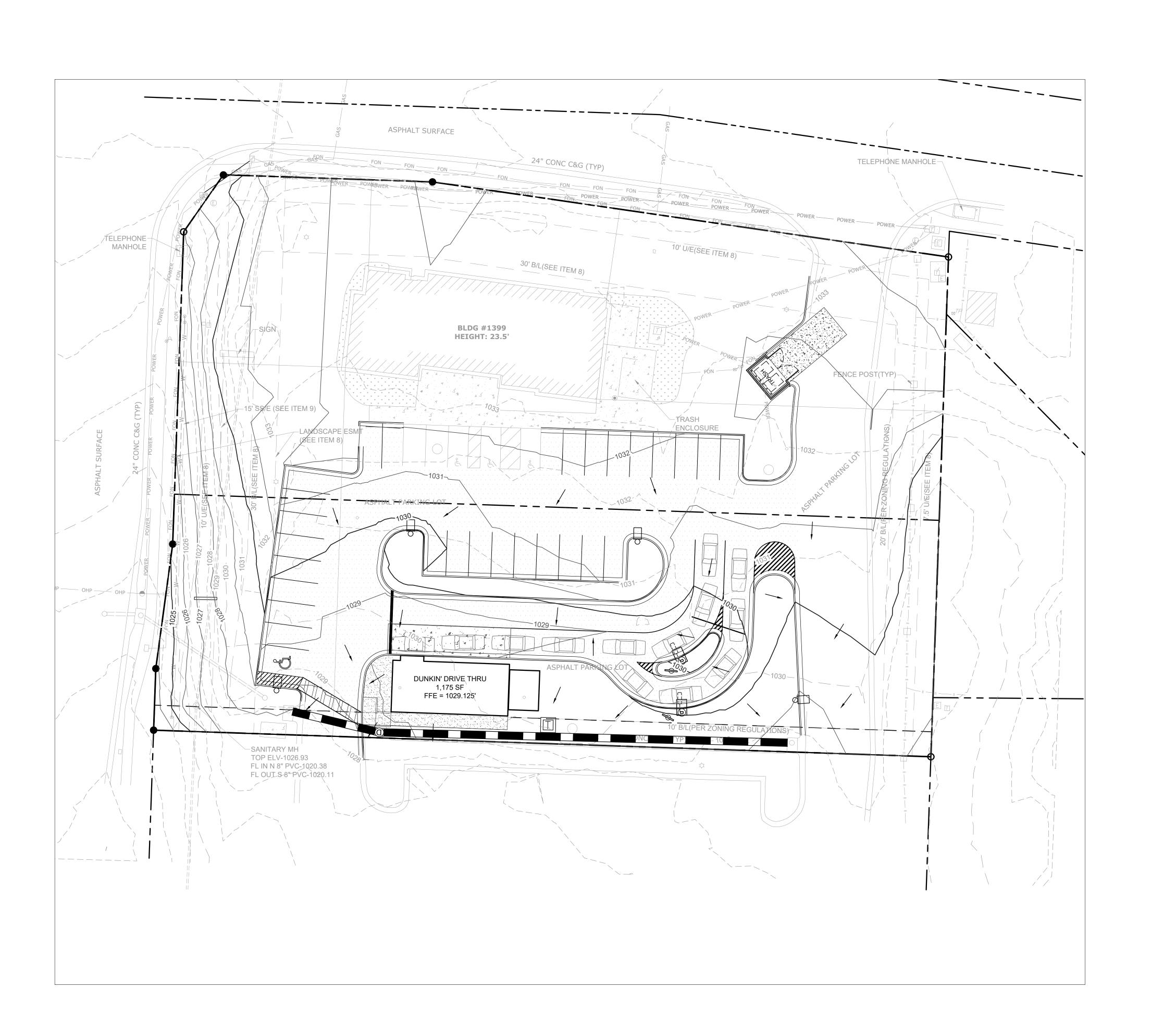




© 2024 KIN 805 PENNSYLVANIA F

SITE PLAN

DUNKIN LEE'S
SUMMIT
PREPARED FOR
UEMONT GROUP LLC







GRADING LEGEND

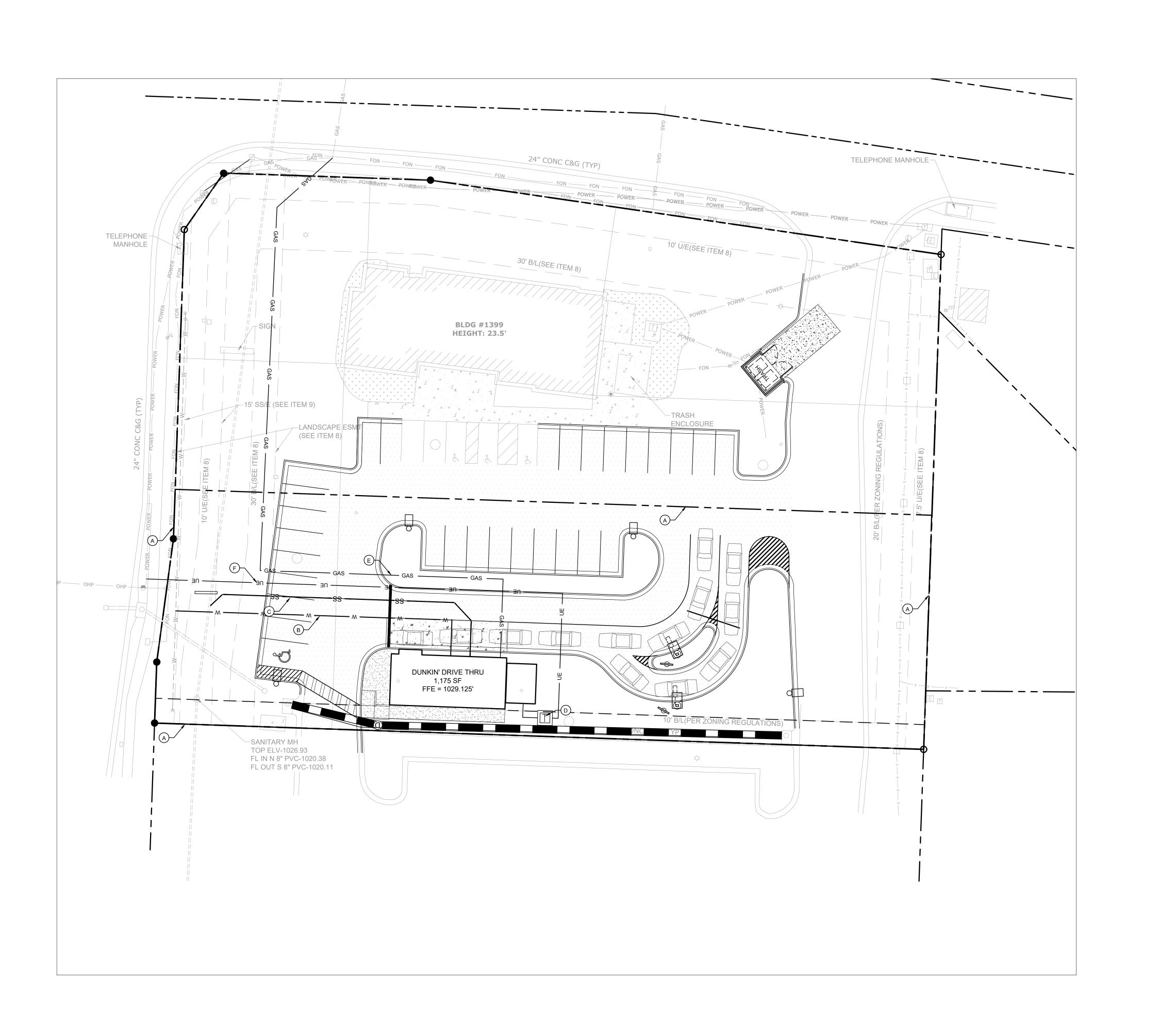
EXISTING CONTOUR
PROPOSED CONTOUR
FLOW ARROW

LEY MEY-HORN AND ASSOCIATES, INC.

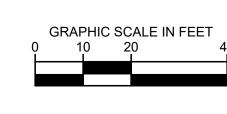
S SHOWN
SY JGH
BPM

GRADING PLAN

SUMMIT
PREPARED FOR







UTILITY LEGEND

PROPERTY LINE

W PROPOSED WATER SERVICE LINE

PROPOSED ELECTRICAL SERVICE

PROPOSED GAS LINE

PROPOSED SANITARY SEWER SERVICE

PROPOSED TRANSFORMER

LEGEND

A PROPERTY LINE

B PROPOSED DOMESTIC WATER SERVICE LINE

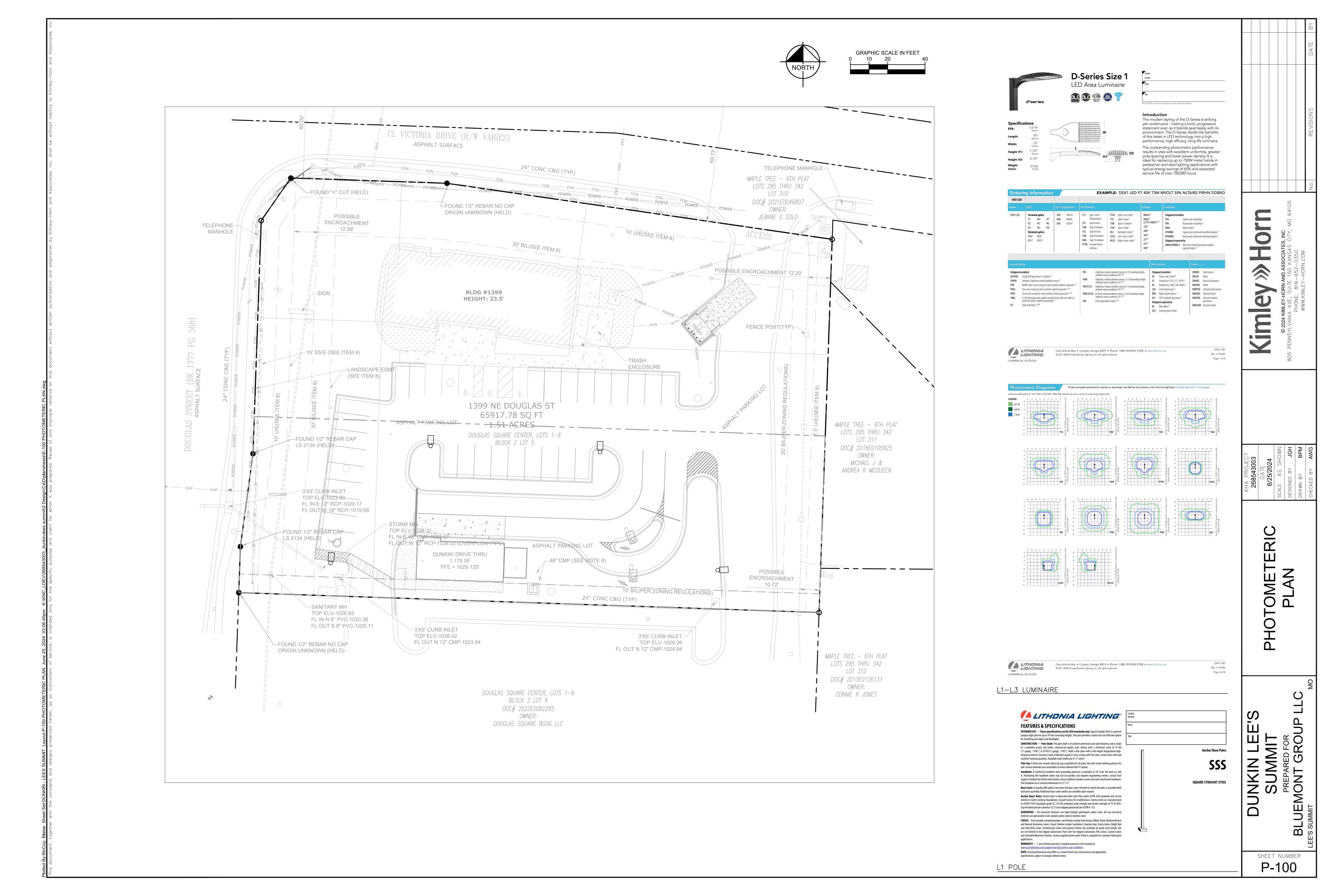
C 4" PVC SANITARY SERVICE
D PROPOSED TRANSFORMER

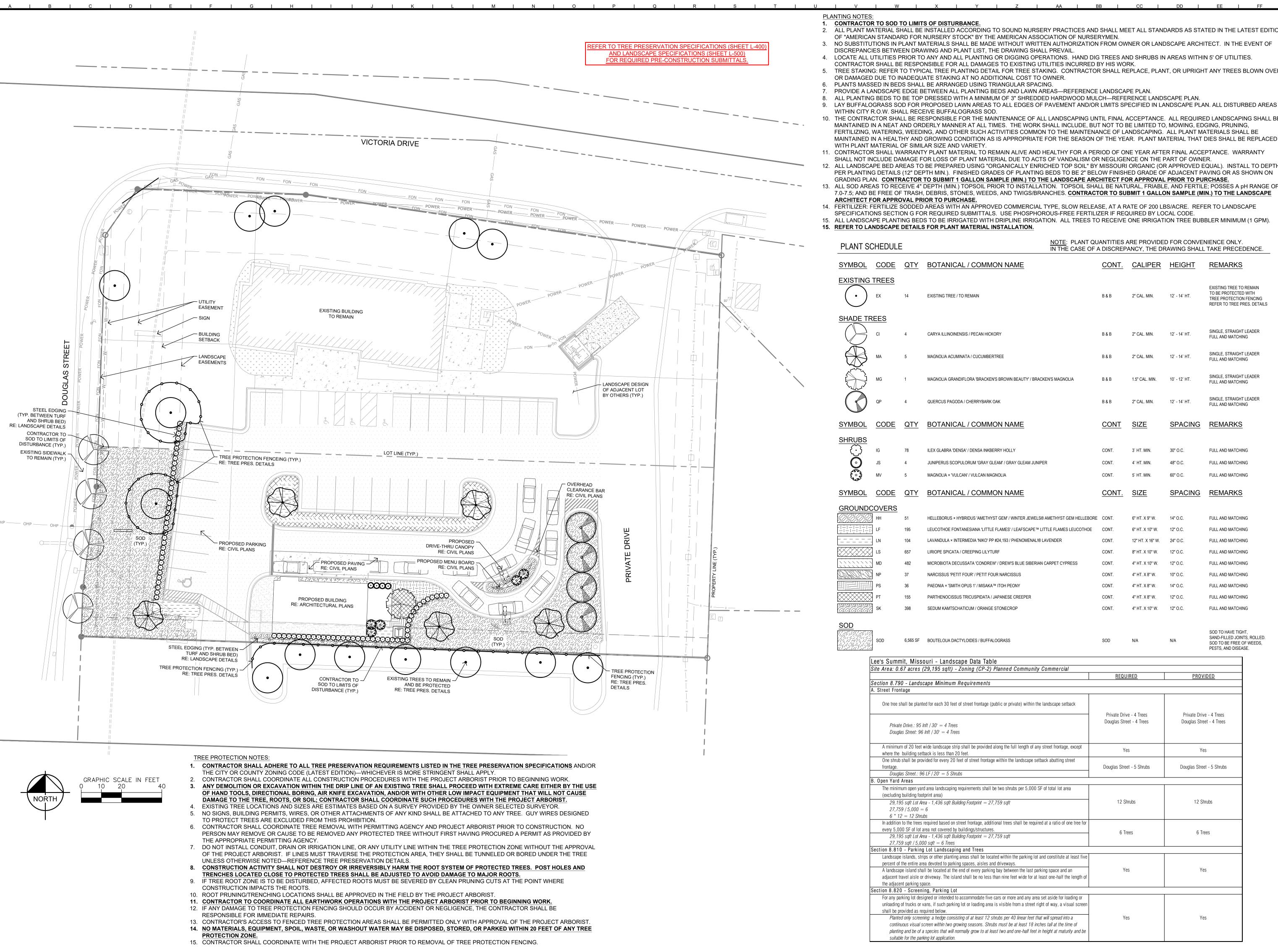
E PROPOSED GAS LINE
F PROPOSED ELECTRIC LINE

OG/25/24
SCALE AS SHOWN
DESIGNED BY JGH

JTILITY PLAN

SUMMIT
PREPARED FOR
JEMONT GROUP LLC





Horn

SAND-FILLED JOINTS, ROLLED.

ORIGINAL ISSUE:

05/10/2024

KHA PROJECT NO.

SHEET NUMBER

L-100

SOD TO BE FREE OF WEEDS,

PESTS, AND DISEASE.

ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION

5. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER

LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE

11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY

ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTH PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON

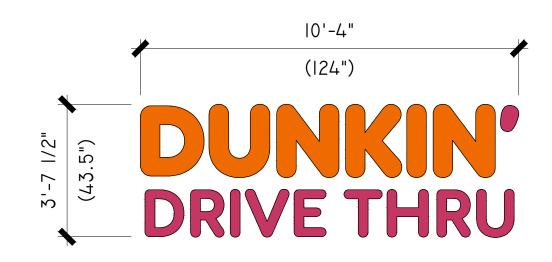
ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE

14. FERTILIZER: FERTILIZE SODDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE

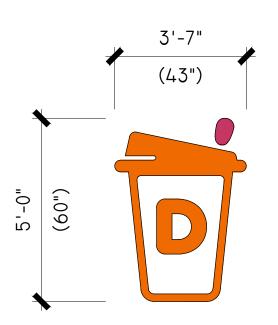
15. ALL LANDSCAPE PLANTING BEDS TO BE IRRIGATED WITH DRIPLINE IRRIGATION. ALL TREES TO RECEIVE ONE IRRIGATION TREE BUBBLER MINIMUM (1 GPM).

<u>SYMBOL</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	CALIPER	<u>HEIGHT</u>	REMARKS
EXISTING '	TREES						
$\overline{(\cdot)}$	EX	14	EXISTING TREE / TO REMAIN	B & B	2" CAL. MIN.	12` - 14` HT.	EXISTING TREE TO REMAIN TO BE PROTECTED WITH TREE PROTECTION FENCIN REFER TO TREE PRES. DETA
SHADE TR	EES						
	Cl	4	CARYA ILLINOINENSIS / PECAN HICKORY	B & B	2" CAL. MIN.	12` - 14` HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	MA	5	MAGNOLIA ACUMINATA / CUCUMBERTREE	B & B	2" CAL. MIN.	12` - 14` HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	MG	1	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / BRACKEN'S MAGNOLIA	B & B	1.5" CAL. MIN.	10` - 12` HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QP	4	QUERCUS PAGODA / CHERRYBARK OAK	B & B	2" CAL. MIN.	12` - 14` HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS							
\bigcirc	IG	78	ILEX GLABRA 'DENSA' / DENSA INKBERRY HOLLY	CONT.	3` HT. MIN.	30" O.C.	FULL AND MATCHING
0	JS	4	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	CONT.	4` HT. MIN.	48" O.C.	FULL AND MATCHING
16.00 E	MV	5	MAGNOLIA × 'VULCAN' / VULCAN MAGNOLIA	CONT.	5` HT. MIN.	60" O.C.	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUNDO	OVERS						
	НН	51	HELLEBORUS × HYBRIDUS 'AMETHYST GEM' / WINTER JEWELS® AMETHYST GEM HELLEBORE	CONT.	6" HT. X 9" W.	14" O.C.	FULL AND MATCHING
- - - - - - - - - - -	LF	195	LEUCOTHOE FONTANESIANA 'LITTLE FLAMES' / LEAFSCAPE™ LITTLE FLAMES LEUCOTHOE	CONT.	6" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	LN	104	LAVANDULA × INTERMEDIA 'NIKO' PP #24,193 / PHENOMENAL!® LAVENDER	CONT.	12" HT. X 16" W.	24" O.C.	FULL AND MATCHING
	LS	657	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	8" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	MD	482	MICROBIOTA DECUSSATA 'CONDREW' / DREW'S BLUE SIBERIAN CARPET CYPRESS	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	NP	37	NARCISSUS 'PETIT FOUR' / PETIT FOUR NARCISSUS	CONT.	4" HT. X 8" W.	10" O.C.	FULL AND MATCHING
	PS	36	PAEONIA × 'SMITH OPUS 1' / MISAKA™ ITOH PEONY	CONT.	4" HT. X 8" W.	14" O.C.	FULL AND MATCHING
	PT	155	PARTHENOCISSUS TRICUSPIDATA / JAPANESE CREEPER	CONT.	4" HT. X 8" W.	12" O.C.	FULL AND MATCHING
alalalalala alalalala	SK	398	SEDUM KAMTSCHATICUM / ORANGE STONECROP	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING
<u>SOD</u>							SOD TO HAVE TIGHT,

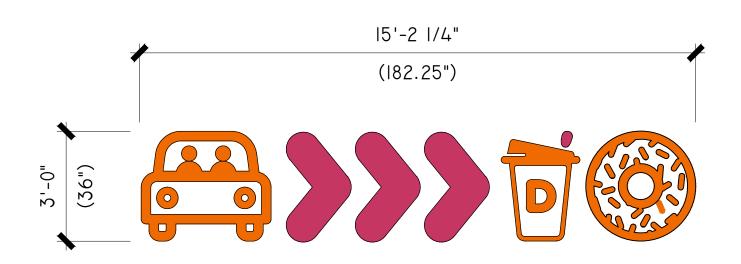
Site Area: 0.67 acres (29,195 sqft) - Zoning (CP-2) Planned Community Commercial			
	REQUIRED	PROVIDED	
Section 8.790 - Landscape Minimum Requirements			
A. Street Frontage			
One tree shall be planted for each 30 feet of street frontage (public or private) within the landscape setback	Private Drive - 4 Trees	Divid Divid AT	
Private Drive.: 95 Inft / 30' = 4 Trees Douglas Street: 96 Inft / 30' = 4 Trees	Douglas Street - 4 Trees	Private Drive - 4 Trees Douglas Street - 4 Trees	
A minimum of 20 feet wide landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.	Yes	Yes	
One shrub shall be provided for every 20 feet of street frontage within the landscape setback abutting street frontage.	Douglas Street - 5 Shrubs	Douglas Street - 5 Shrubs	
Douglas Street.: 96 LF / 20' = 5 Shrubs B. Open Yard Areas			
· · · · · · · · · · · · · · · · · · ·		T	
The minimum open yard area landscaping requirements shall be two shrubs per 5,000 SF of total lot area (excluding building footprint area)			
29,195 sqft Lot Area - 1,436 sqft Building Footprint = 27,759 sqft 27,759 / 5,000 = 6	12 Shrubs	12 Shrubs	
6 * 12 = 12 Shrubs In addition to the trees required based on street frontage, additional trees shall be required at a ratio of one tree for every 5,000 SF of lot area not covered by buildings/structures. 29,195 sqft Lot Area - 1,436 sqft Building Footprint = 27,759 sqft	6 Trees	6 Trees	
27,759 sqft /5,000 sqft = 6 Trees			
Section 8.810 - Parking Lot Landscaping and Trees			
Landscape islands, strips or other planting areas shall be located within the parking lot and constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways. A landscape island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than nine feet wide for at least one-half the length of the adjacent parking space.	Yes	Yes	
Section 8.820 - Screening, Parking Lot			
For any parking lot designed or intended to accommodate five cars or more and any area set aside for loading or unloading of trucks or vans, if such parking lot or loading area is visible from a street right of way, a visual screen shall be provided as required below.			
Planted only screening: a hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.	Yes	Yes	



"DUNKIN/DRIVE-THRU" SIGN ELEVATION 37.35 SF. FT. BOX



LARGE CUP ICON SIGN ELEVATION 17.91 SF. FT. BOX



"DRIVE-THRU ICONS" SIGN ELEVATION 45.56 SF. FT. BOX

CITY OF LEE SUMMIT SIGN CODE

• 10% OF FACADE AREA • 3 SIGNS MAX

NORTH (DRIVE-THRU) ELEVATION DUNKIN' - PROPOSED: 63.47 SF ALLOWED: 107.92 SF

WEST (NE DOULGAS ST) ELEVATION
DUNKIN' - PROPOSED: 37.35 SF ALLOWED: 43.14 SF

SOUTH ELEVATION: DUNKIN' - PROPOSED: 17.91 SF ALLOWED: 108.74 SF

EXTERIOR SIGN ELEVATIONS

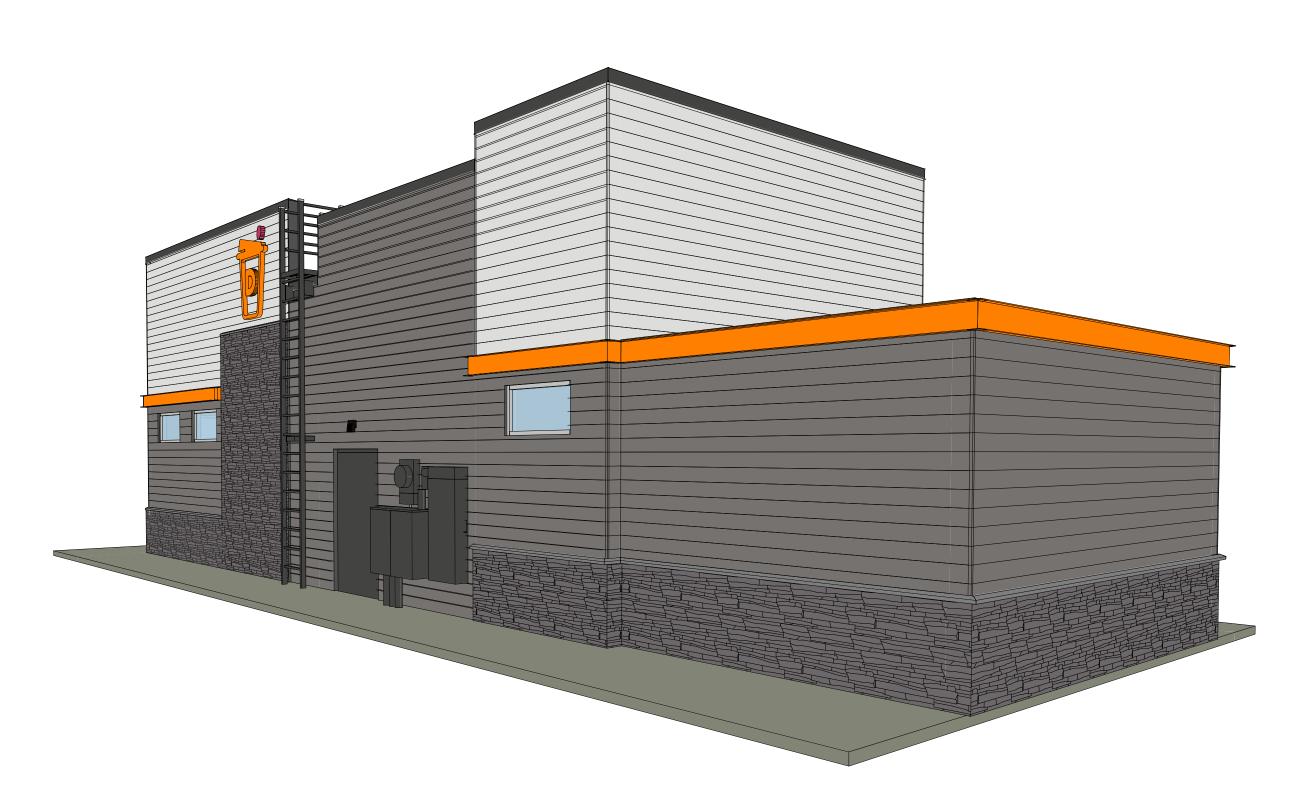
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

FIN.	TAG	DESCRIPTION	NOTES
	PC-02	PAINTED METAL COATING	COLOR MATCH SW "IRON ORE" METAL COPING
	PC-I3	PAINTED METAL COATING	DD ORANGE / PMS 165C CANOPY AND ACCENT BAND
	PS-0I	FIBER CEMENT LAP SIDING	JAMES HARDIE "AGED PWETER" FIELD
	PTE-04	FIBER CEMENT LAP SIDING	SW "NEBULOUS WHITE" FIELD
	PTE-0I	EXTERIOR PAINT	SW "GAUNTLET GRAY" DOWNSPOUTS
	PTE-02	EXTERIOR PAINT	SW "IRON ORE" SERVICE DOOR, ELEC. GEAR, LADDER
	AMSV-I	AHDERED MASONRY STONE VENEER	CORONADO STONE PRO LEDGE BLACK FOREST WALL BASE / TOWERS
	AMSV-2	AHDERED MASONRY STONE VENEER	CORONADO STONE PRO LEDGE CHISELED STONE SILL IN CHARCOAL CAP ABOVE ALL STONE VENEER



D/T WINDOW PERSPECTIVE



BACK PERSPECTIVE



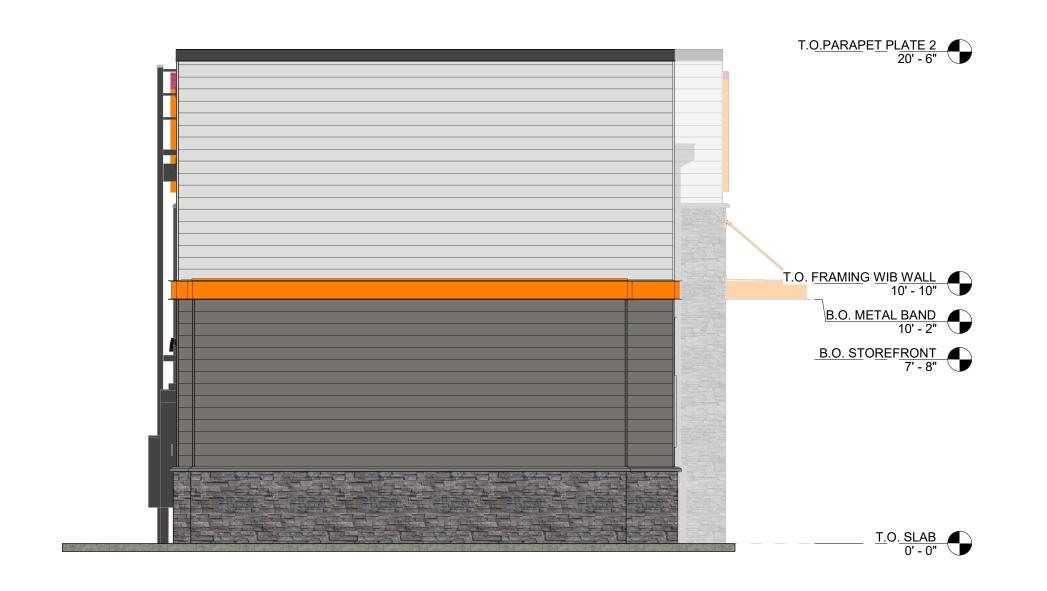




FLAVOR PALETTE
NEXT GEN
STORE NUMBER
STORE # 365554

REVISION		
No.	No. Date Description	

DUNKIN' DRIVE-THRU ONLY	
1399 NE DOUGLAS ST. LEE SUMIT, MO	EER 1
PRELIMINARY LAYOUT SCALE: NOT SCALED	DATE: 06-25-2024





EAST ELEVATION

1/4" = 1'-0"

NORTH ELEVATION (DRIVE-THRU)





SOUTH ELEVATION (NE DOUGLAS STREET)

1/4" = 1'-0"



DUNKIN'



FLAVOR PALETTE
NEXT GEN
STORE NUMBER
STORE # 365554

REVISION			
No.	Date	Description	

DUNKIN' DRIVE-THRU ONLY	
1399 NE DOUGLAS ST. LEE SUMIT, MO	EER 2
PRELIMINARY LAYOUT SCALE: 1/4" = 1'-0"	DATE: 06-25-2024