THE SUMMIT CHURCH

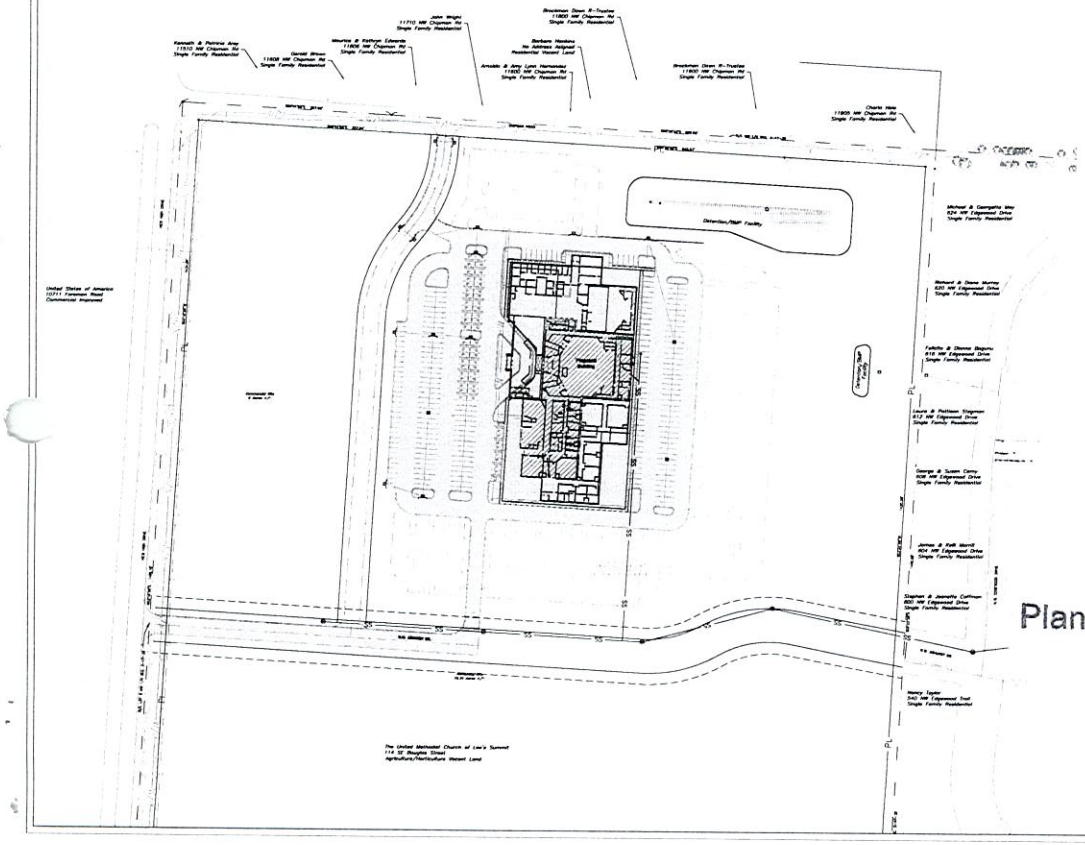
Preliminary Development Plan

SEC-3 TWP-47 RNG-32 W 1/2 NW 1/4

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Vicinity Map

North



North

0 50' 100' 200'

Preliminary Development Plan

SCALE: 1" = 100'

INDEX OF SHEETS:

C.001 ~ COVER SHEET
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C.202 ~ STREET PLAN & PROFILE
C.203 ~ DETENTION PLAN
C.204 ~ RETAINING WALL
C.300 ~ STORM SEWER PLAN
C.301 ~ STORM SEWER PLAN & PROFILE
C.302 ~ STORM SEWER PLAN & PROFILE
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C.600 ~ DETAIL SHEET

PROPERTY DESCRIPTION

Description taken verbatim from Deed of Trust, Instrument No. 2010C0080118

All that part of the West one half of Lot 2 of the NW 1/4 of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, except the East 16.5 feet, and except that part in existing street rights of way, more particularly described as follows:
Commencing at the Northwest corner of said Section 3; thence S 86°41'55" E along the North line of said 1/4 Section, a distance of 30.00 feet; thence S 03°18'59" W, a distance of 30.00 feet to the Point of Beginning, said point being the intersection of the existing East right of way line of View High Drive and the South line of the existing right of way line of Chapman Road; thence S 86°41'55" E parallel with the North line of said 1/4 Section, a distance of 337.94 feet; thence S 88°35'42" E parallel with the North line of said 1/4 Section, a distance of 945.57 feet; thence S 03°23'28" W, West of, parallel with and 16.5 feet distant from the East line of the West 1/2 of said Lot 2, a distance of 1420.09 feet to a point on the South line of the West 1/2 of said Lot 2; thence N 87°16'37" W along said South line, a distance of 1282.27 feet; thence N 03°18'59" E along a line, East of, parallel with and 30.00 feet distant from the West line of said Lot 2, a distance of 1434.84 feet to the Point of Beginning, containing 42.046 acres, more or less, all being subject to easements, restrictions, and rights of way of record.

Site Impervious Area

Total Area	20.06 acres
Phase 1	
Building	29,368 sq. ft.
Parking/Sidewalk	307,250 sq. ft.
Impervious Area	336,618 sq. ft (37% of Site)
Parking Spaces	330 Standard / 54 Handicap
Future	
Total Building	78,250 sq. ft.
Parking/Sidewalk	472,400 sq. ft.
Impervious Area	526,200 sq. ft (55% of Site)
Parking Spaces	865 Standard / 54 Handicap

Site Improvement Notes

Sanitary Sewer Improvements
--The site will require a gravity sanitary main extension from the existing Edgewood Trail subdivision to the east. The main will extend toward to the northeast corner of the parcel of land and then goes east toward existing City Manhole #27-031, located at the northeast corner of Lot 4, Edgewood Trails. This sewer main extension will require an offsite sanitary sewer easement that does not currently exist and will need to be negotiated with the adjacent property owners

Water Main Improvements
--The existing 8" water main locate at the west end of Ashurst Drive in Edgewood Trails will be extended onto the site and three (3) new fire hydrants will be required to provided adequate fire access to the site. The main will then continue north and be connected to the existing public main located on the south side of Chapman Road. At the time this main extension is anticipated to be private and will require a backflow vault prior to the connection at Chapman Road and Amhurst Drive. The water service will then be tapped separately from the existing 6" main on Chapman Road with the meter and pit being located near the north property line

Storm Sewer
--Enclosed pipe systems and inlets will collected and convey the onsite storm water runoff and direct it toward the new detention facility located at the northwest corner of the site. The storm sewer shall be designed to convey the 10 year storm event and the building runoff will be collected and directed into the enclosed pipe system.

Storm Water Detention
--The site will be designed to control the storm water runoff per the current standards as set forth in APWA Section 5600. The system will be an open area basin in Phase 1 and release into the existing channel located on the South and East side of Chapman Road. This system can be converted in later phases into an underground system to allow for additional parking to be built atop the detention system.

Storm Water Quality Elements
--The detention system will incorporate an infiltration system into the bottom of the basin to provide the opportunity for infiltration back into the existing ground. The system will be designed to handle and control the 2 year storm flows and will consist of a gravel base and filter fabric. Additionally the existing storm inlet located on the western side of the site will be converted into a infiltration system to control the storm discharge east towards Edgewood Trails and the provide a water quality element for the storm drainage being discharged to the east. No developed runoff flows are designed to be released into this system, only the open space grass areas shall drain easterly into this system

Road Extension to View High
--The westerly road extension from the parking area to View High road is intended to be temporary in nature and not designed to be the final location. This access will be right in / right out only and will be permanently located once the final plans for the "Future Development Area" have been developed. At that time Amhurst Drive will be required to extend westerly to View High Drive.

Chapman Road
--No improvements are anticipated for Chapman Road

View High Drive
--No improvements are anticipated for View High Drive

Flood Plan
--This site is located outside the 100 year area as indicated on the Firm Panel 29095C0287F, dated September 29, 2006

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

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

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

KCP&L ~ 816-1199
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:816.623.9888 F:816.623.9949

Professional Registration
Missouri
Engineering 2006002188-D
Surveying 2006002189-D
Kansas
Engineering E-1895
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA3021

The Summit Church
3381 Northwest Chapman Road
Lee's Summit, Jackson County, Missouri

Project: THE SUMMIT CHURCH, LSMO
Issue Date: July 31, 2015

PRELIMINARY DEVELOPMENT PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

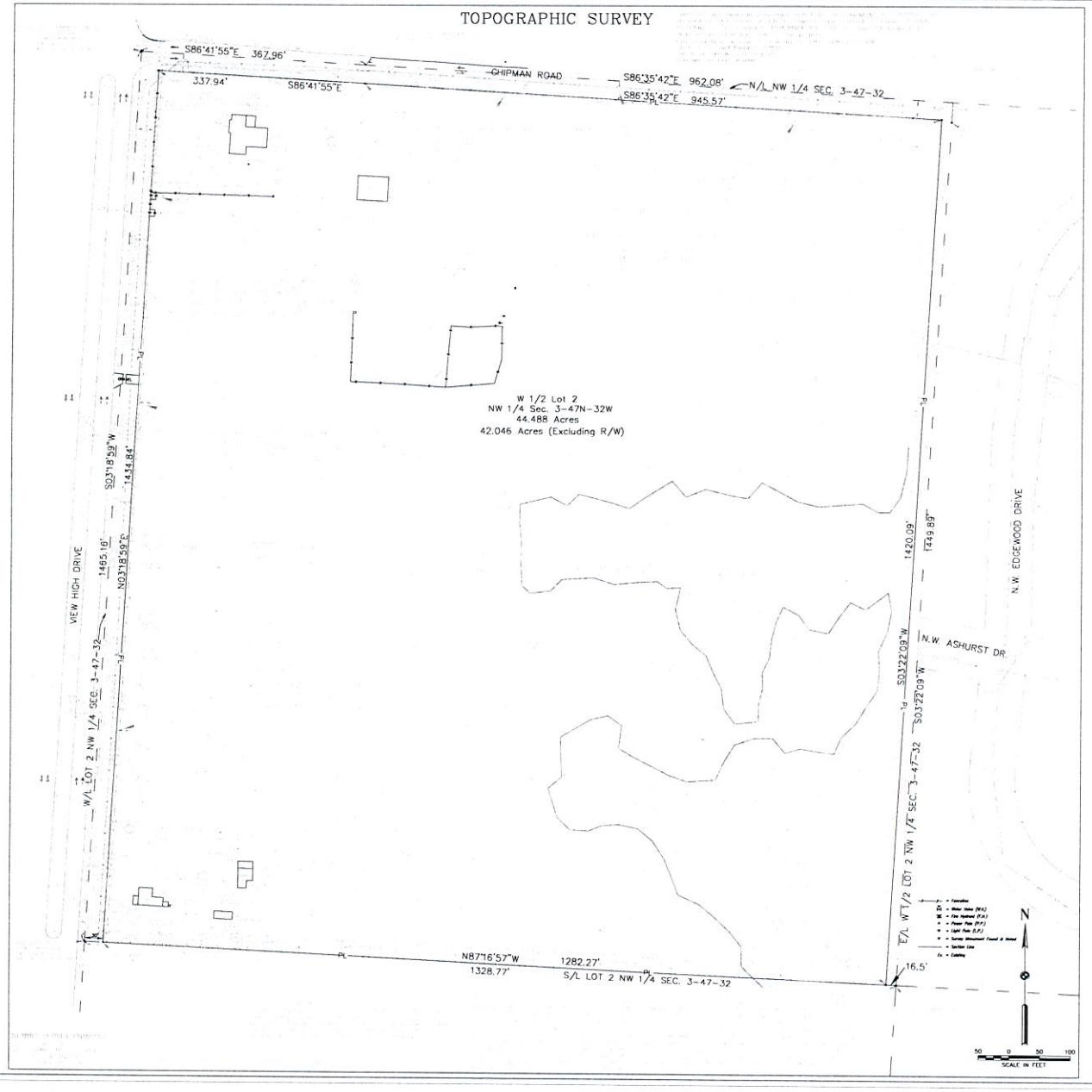
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

REV 9/1/15

C.001

TOPOGRAPHIC SURVEY



TOPOGRAPHIC SURVEY
SCALE: 1" = 80'

TOPOGRAPHIC SURVEY
SCALE IS NOT TO SCALE

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ENGINEERING & SURVEYING
N SE 30TH STREET
LEE'S SUMMIT, MO 64081
P 816.623.9888 F 816.623.9889

Professional Registration
Missouri:
Engineering 2006019708-D
Surveying 2006000519-D
Kansas
Engineering F-1186
Surveying LS-219
Oklahoma
Engineering 6754
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project
TSC_Summit
CA-SPC-1.Dwg
Issue Date
July 31 2015

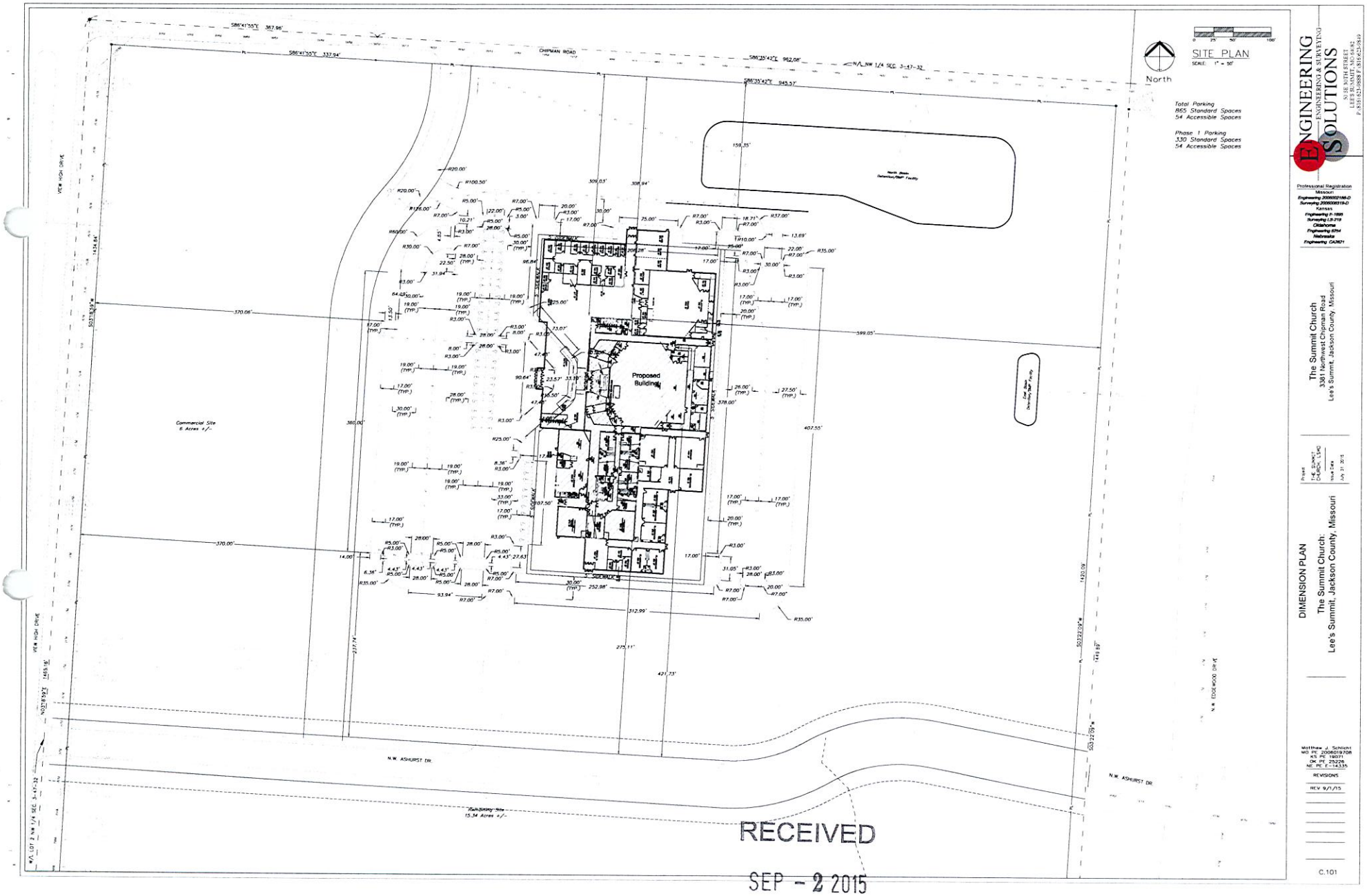
TOPOGRAPHIC SURVEY
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV 9/1/15

C.002

-2015-117-



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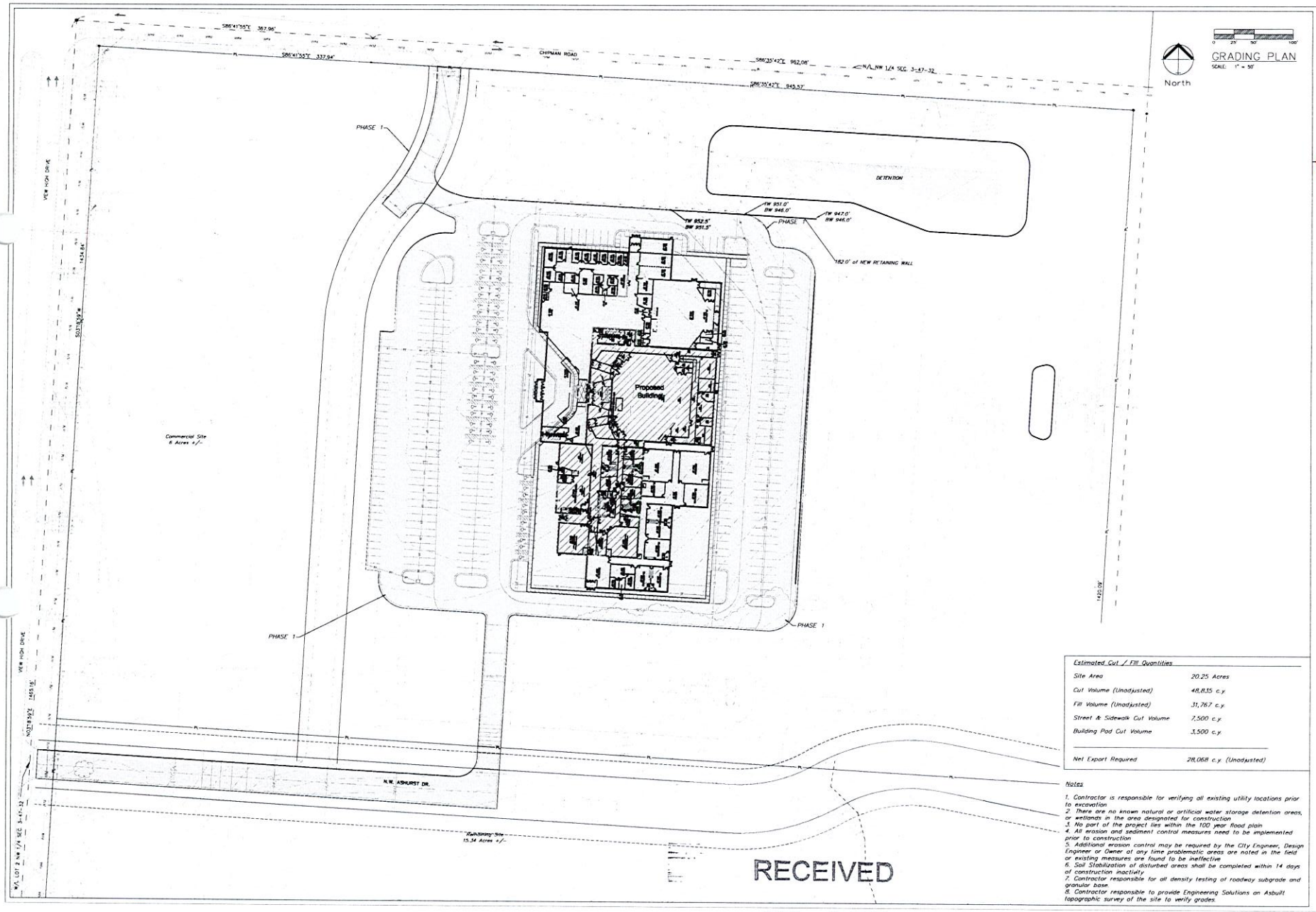

Estimated Cut / Fill Quantities	
Site Area	20.25 Acres
Cut Volume (Unadjusted)	48,835 c.y.
Fill Volume (Unadjusted)	31,767 c.y.
Street & Sidewalk Cut Volume	7,500 c.y.
Building Pad Cut Volume	3,500 c.y.
Net Export Required	28,068 c.y. (Unadjusted)

Notes

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

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
5151 BROADWAY
LEE'S SUMMIT, MO 64064
P: 816-623-9888 F: 816-623-9889

Professional Registration
Missouri
Engineering 2006021186-D
Surveying 2006006319-D
Kansas
Engineering E-1886
Surveying LS-318
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: THE SUMMIT CHURCH, LSMO
Issue Date: July 31, 2015

GRADING PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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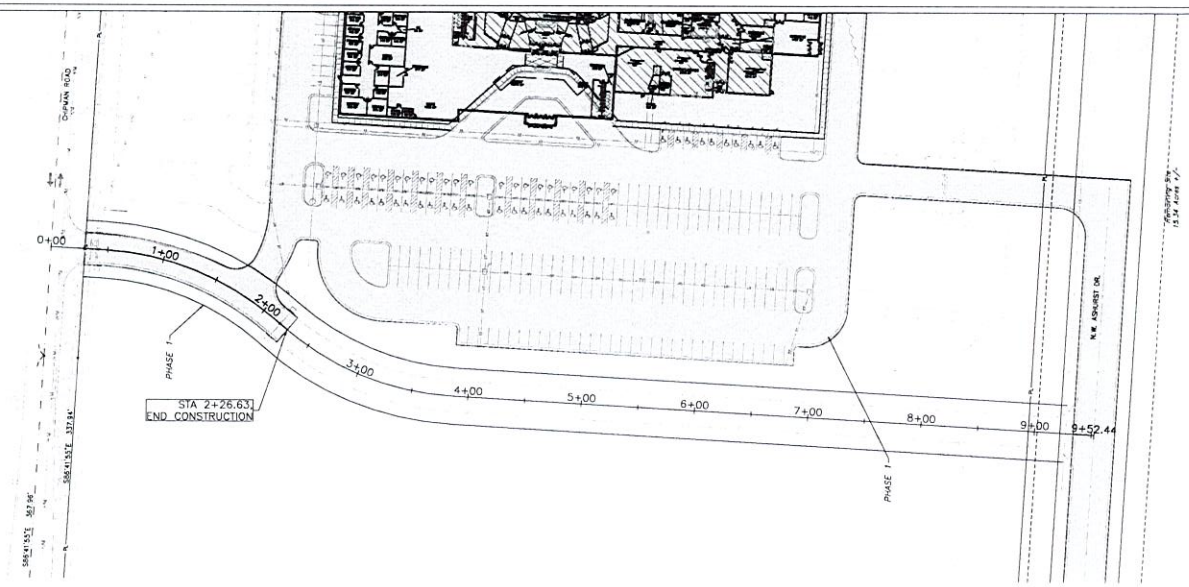


North

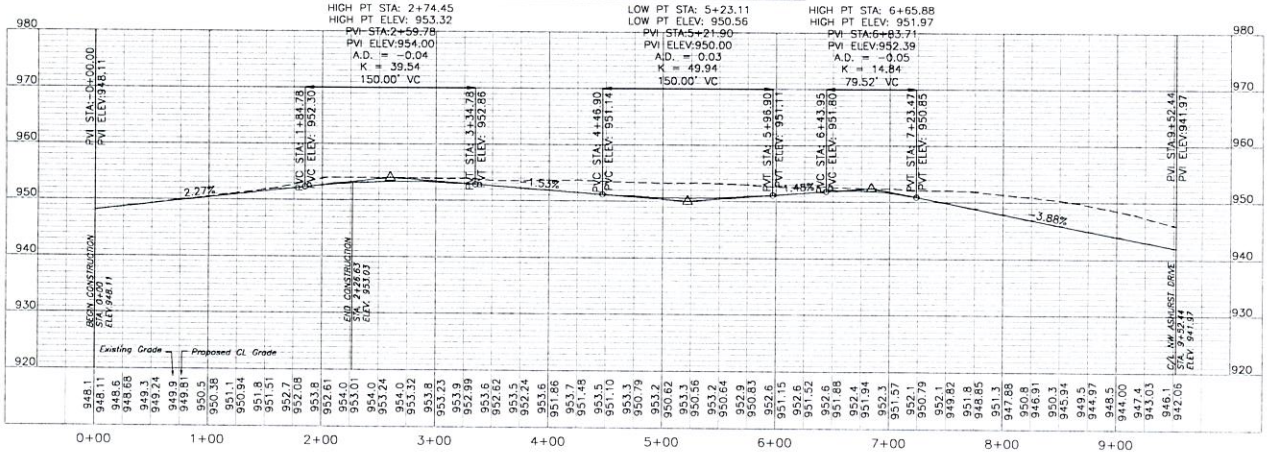
0 25' 50' 100'

STREET PLAN & PROFILE

SCALE: 1" = 50'

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

N-S DRIVE PRIVATE



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50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: 816.623.9888 F: 816.623.9889

Professional Registration
Missouri
Engineering 2006019708-D
Surveying 2006000319-D
Kansas
Engineering F-1188
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project
T-K_SUMIT
CASE-CL.DWG

Issue Date
July 31, 2015

STREET PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 18071
OK PE 25226
NE PE E-14335

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REV 9/1/15

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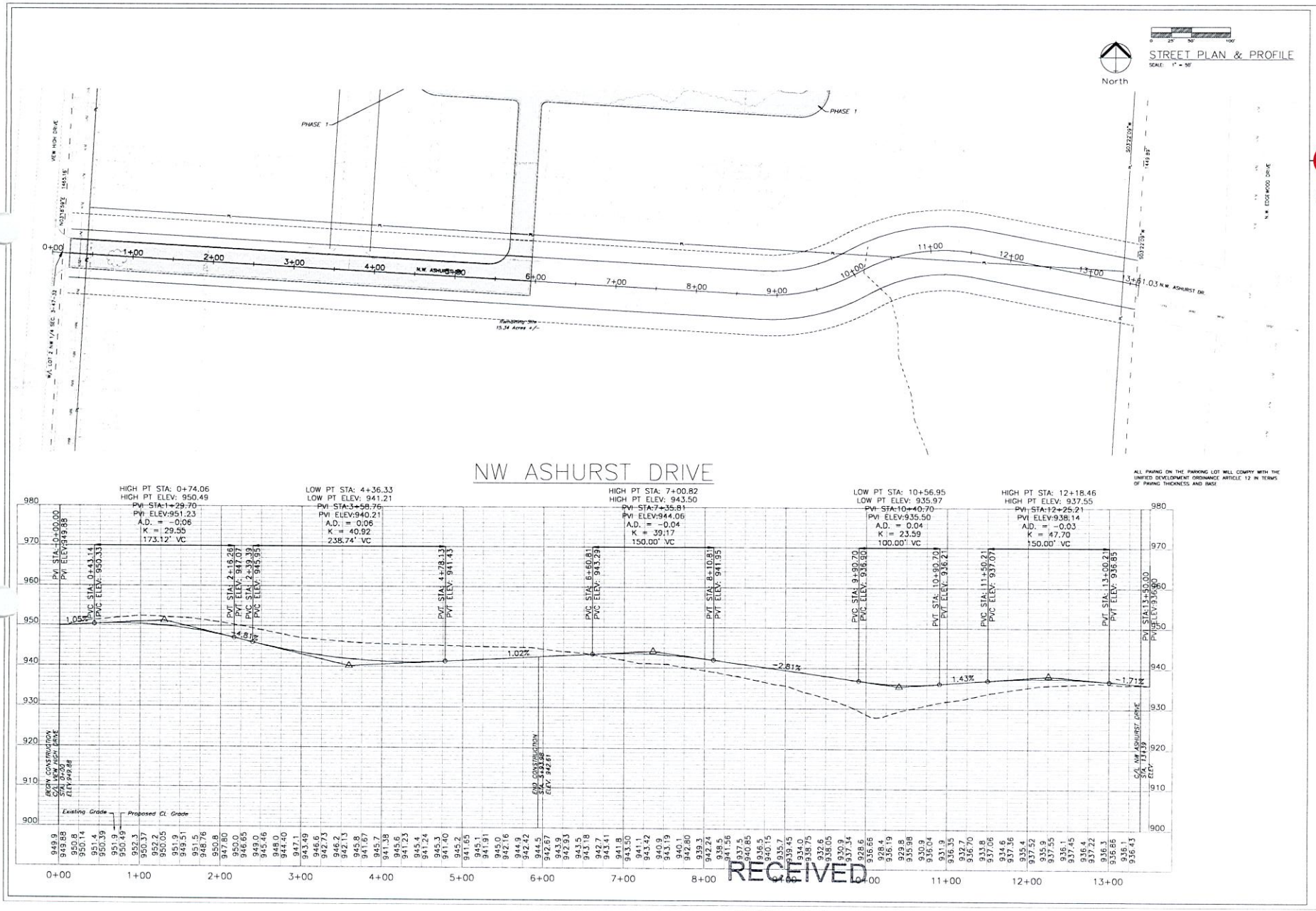

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: 816.623.9888 F: 816.623.9889

Professional Registration
Missouri
Engineering 2006019708-D
Surveying 2006019019-D
Kansas
Engineering F-1095
Surveying LS-219
Oklahoma
Engineering 6754
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: THE SUMMIT CHURCH, LEE'S
Issue Date: July 31, 2015

STREET PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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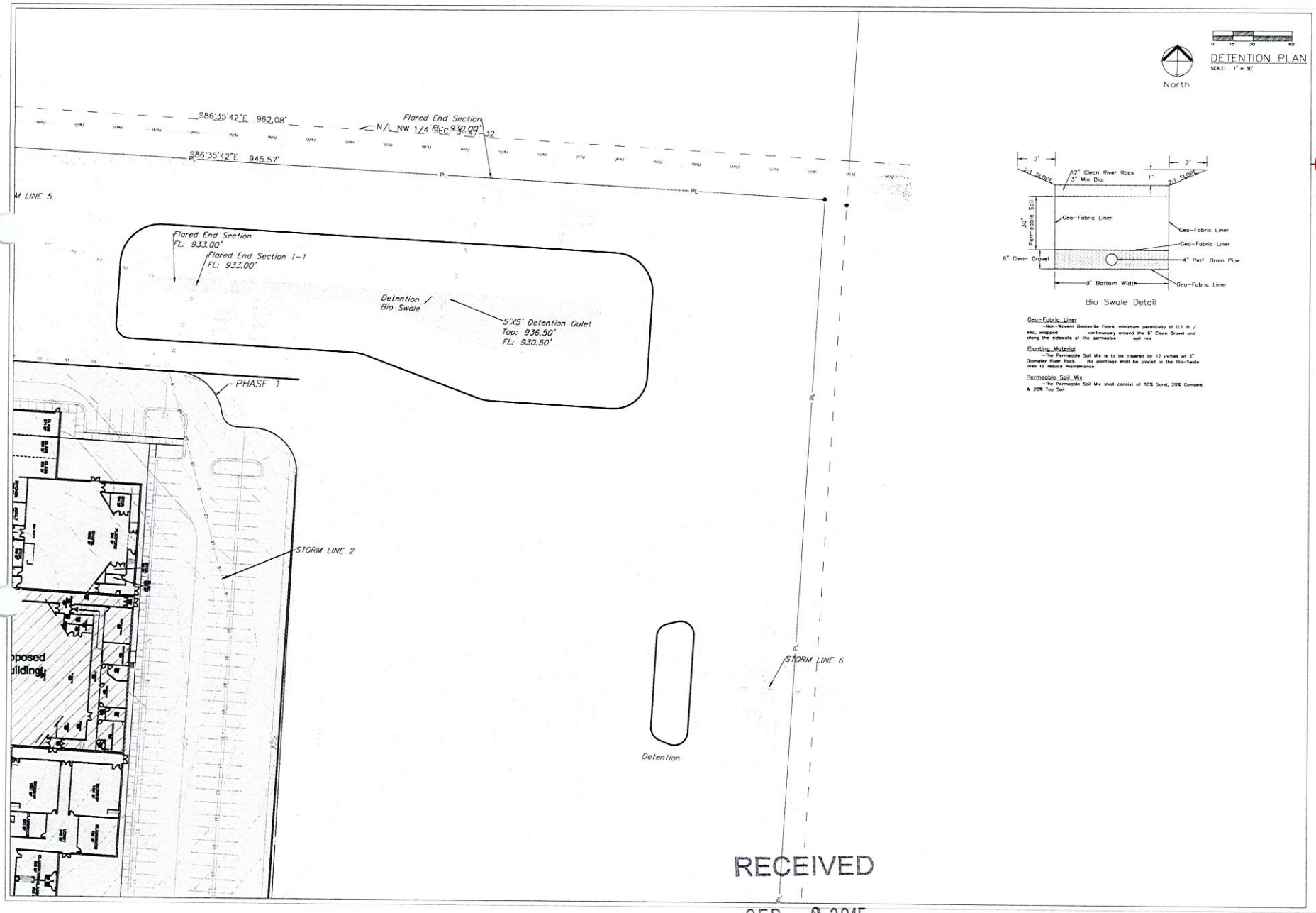

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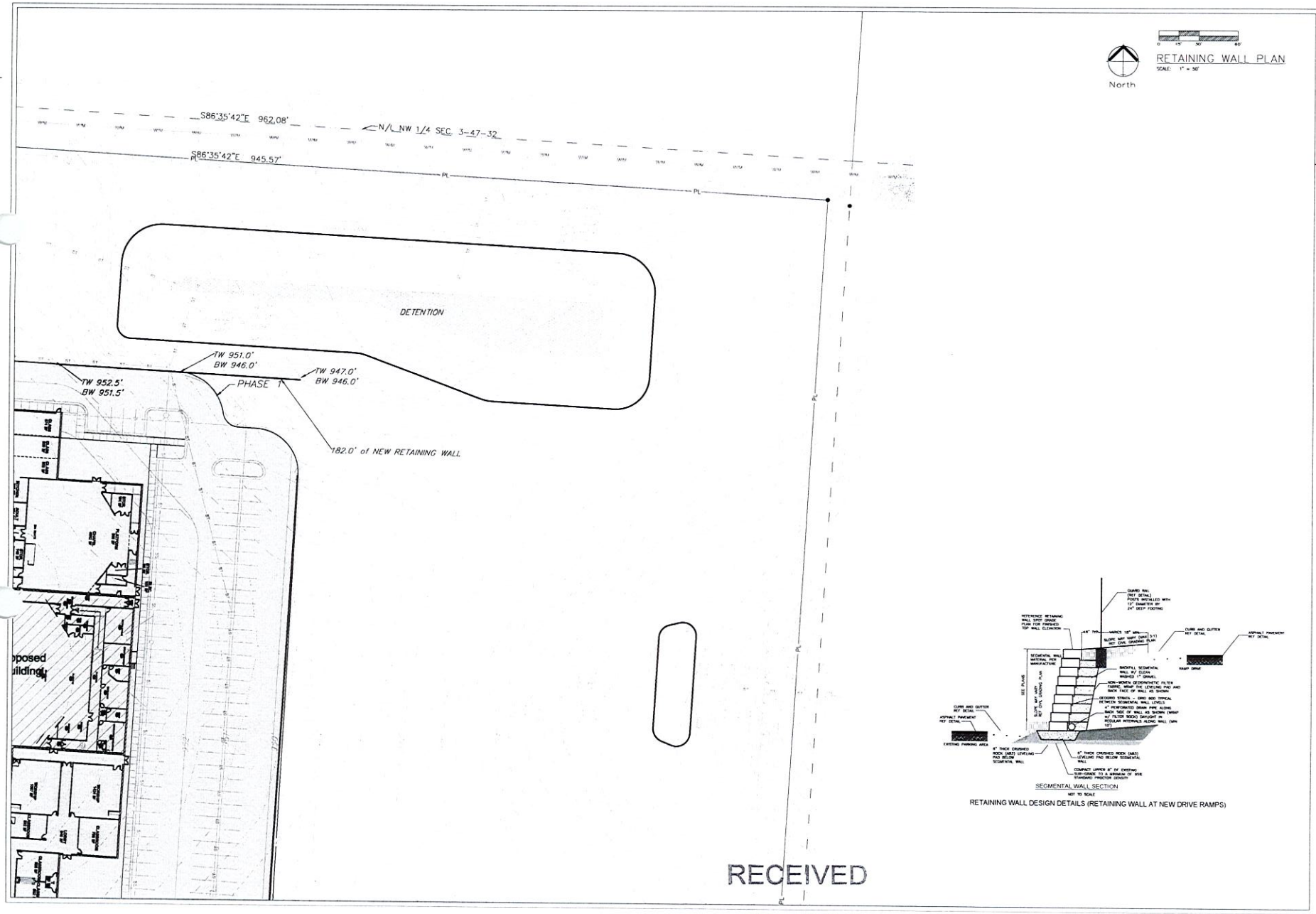

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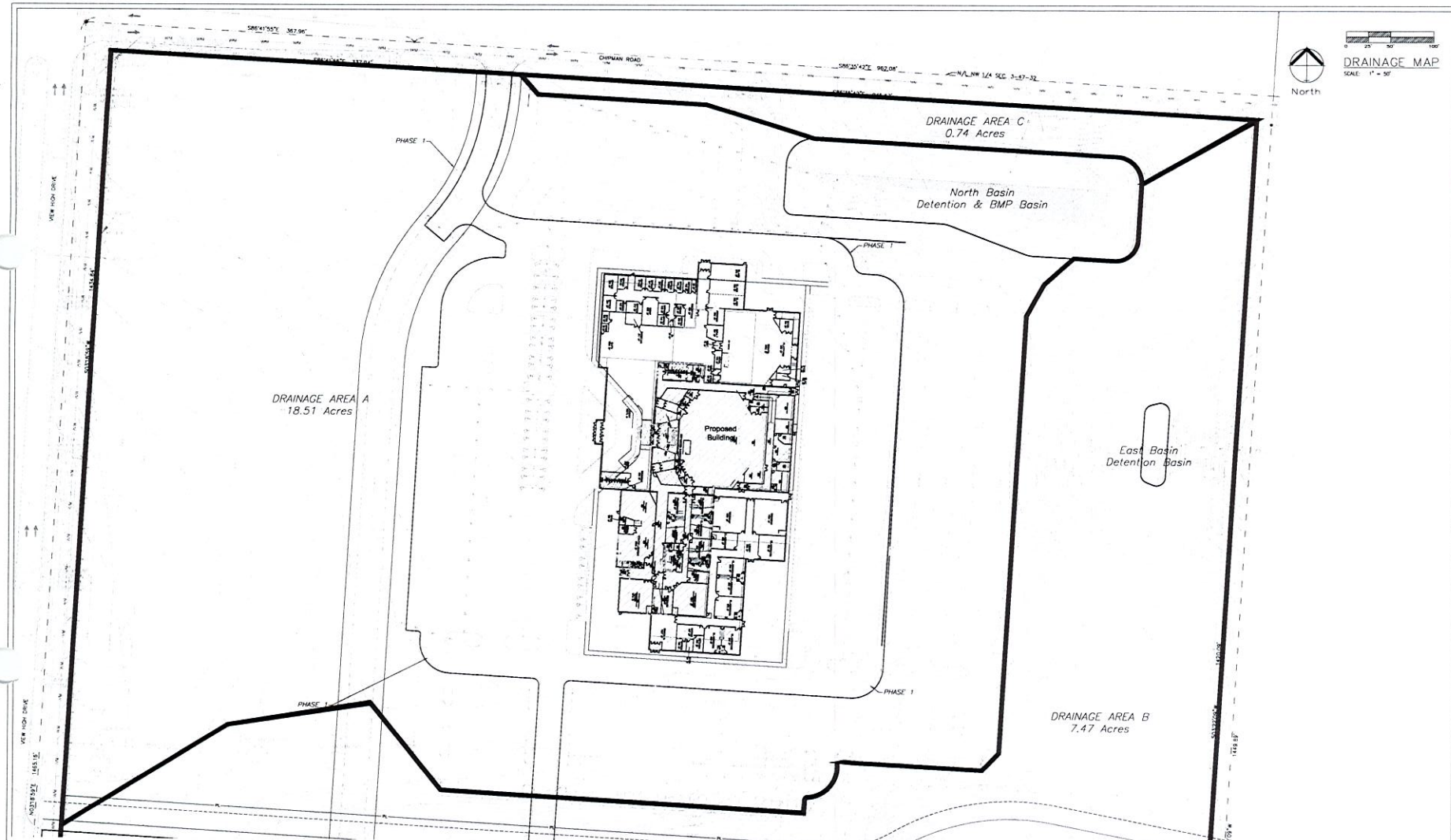

APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : THE SUMMIT

AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	"C" VALUE	OVRLND LENGTH	UP ELEV	DN ELEV	SLOPE %	CHANNEL LENGTH	UP ELEV	DN ELEV	SLOPE %	VELOCITY +/S	Cal Overland Flow T(0)	Used Min 5 Max 15 T(0)	Cal Channel One T(1)	Cal Channel Two T(1)	Total TC 10	AREA ID
A	18.51	1320.0	950.0	931.0	B	0.87	100.0	950.0	948.0	2.0	1220.0	948.0	931.0	1.39	1.9	3.3	5.0	10.7	0.0	15.7	A
B	7.47	1525.0	950.0	925.0	B	0.87	100.0	950.0	948.0	2.0	1425.0	948.0	925.0	1.61	2.0	3.3	5.0	11.6	0.0	16.6	B
C	0.74	390.0	942.0	930.0	U	0.30	100.0	942.0	936.0	6.0	290.0	936.0	930.0	2.07	2.3	7.9	7.9	2.1	0.0	10.0	C

yellow areas are self computing overwrite if necessary

TOTAL WATERSHED

Surface types: RUR@ACE CODE: A Asph/Conc/Bus/Com, B Det, U Grass/Park, N Lake, M Mult/Fam, S Sngl/Fam, D Undev, Z Other

"C" Values: 0.90, 0.87, 0.60, 0.30, 0.90, 0.66, 0.51, 0.3

OVERLAND FLOW - 100' MAX (Overwrite Length - DnElev or Slope if necessary)

RUR@ACE CODE: P = Paved, U = Unpaved

CHANNEL FLOW - FIRST REACH (Overwrite Slope or Elevations if necessary)

TC COMPUTATION

* Velocity = 16.1345 x SQRT(slope) [Unpaved] Velocity = 20.3282 x SQRT(slope) [Paved] Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F, Figure 3-1

** T(t) = 1.8 x (1.1-C) x SQRT(overland length) / (slope*1/3 Formula taken from American Public Works Association 5602.5

*** T(T) = Channel Length / Velocity. Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1.

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ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
30 SE 30TH STREET
LEES SUMMIT, MO 64082
P 816-623-0888 F 816-623-0889

Professional Registration
Missouri
Engineering 2006021196-D
Surveying 2006000319-D
Kansas
Engineering F-1698
Surveying LS-219
Oklahoma
Engineering 6294
Nebraska
Engineering CA2821

The Summit Church
3361 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: THE_SUMMIT
Drawn: CHRIS
Issue Date: July 31, 2015

DRAINAGE MAP
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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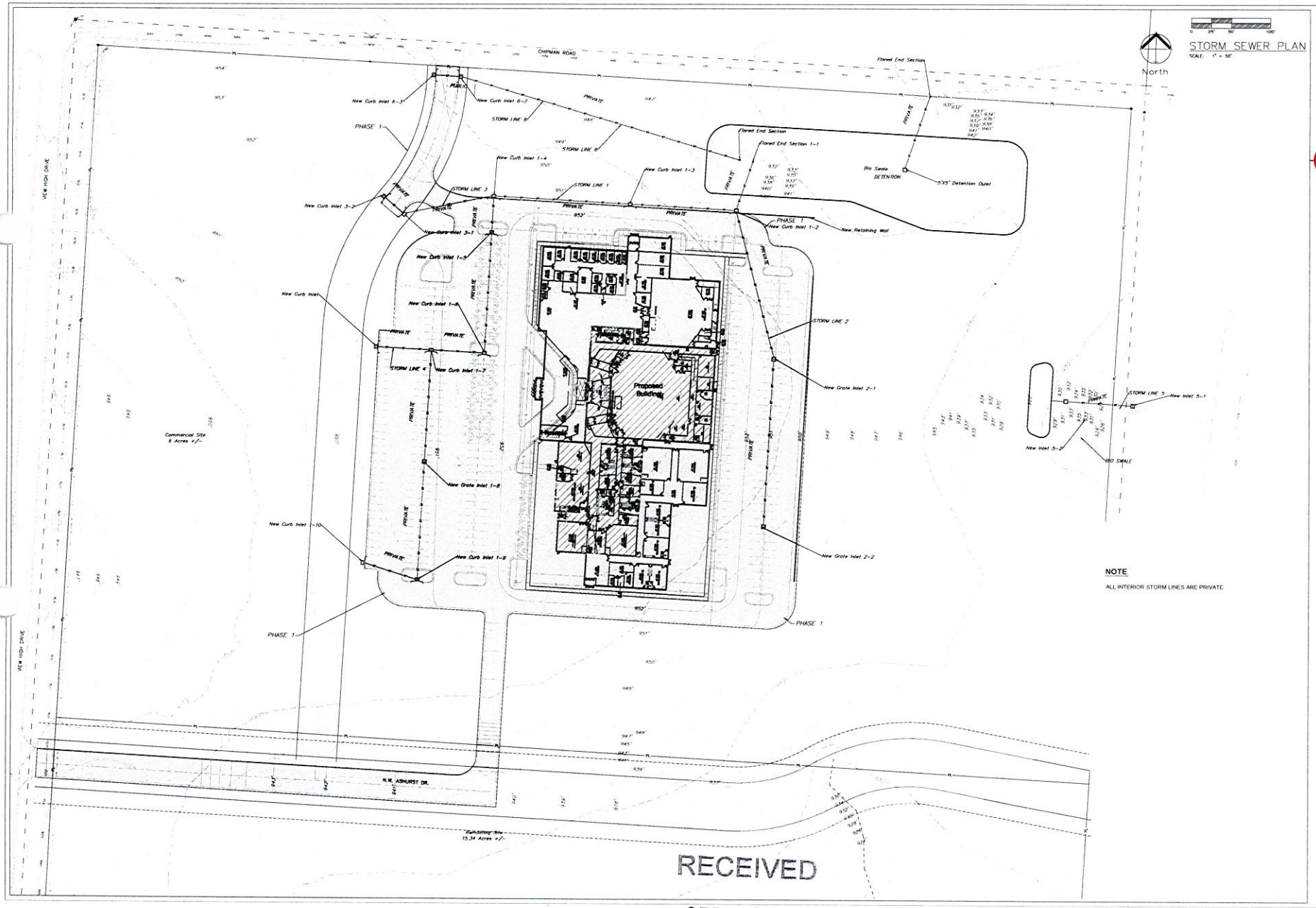
C.205



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P 816.524.8888 F 816.524.8889

Professional Registration
Missouri
Engineering 2006019708-D
Surveying 2006005319-D
Kansas
Engineering E-1895
Surveying LS-219
Oklahoma
Engineering 6754
Nebraska
Engineering CA2821

The Summit Church
3361 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: 14E.Summit
Drawn By: CHRIS LAND
Issue Date: July 31, 2015

STORM SEWER PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 18071
OK PE 25226
NE PE E-14335

REVISIONS
REV 9/1/15

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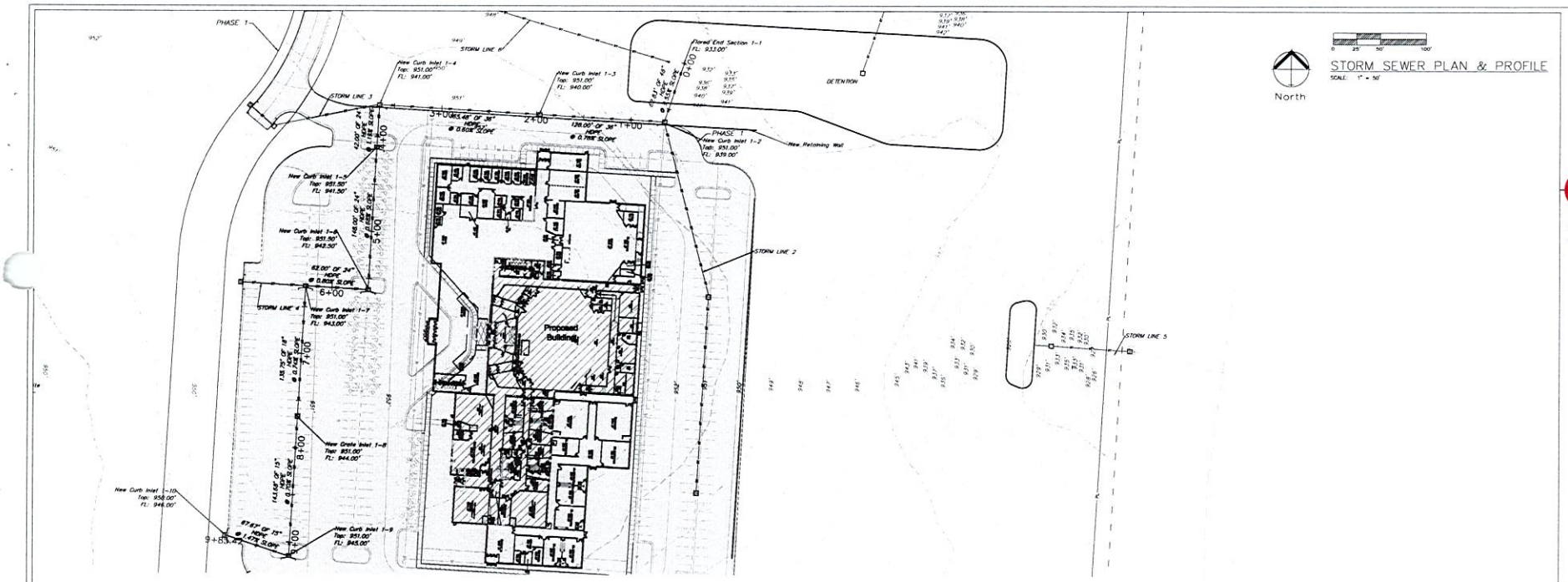
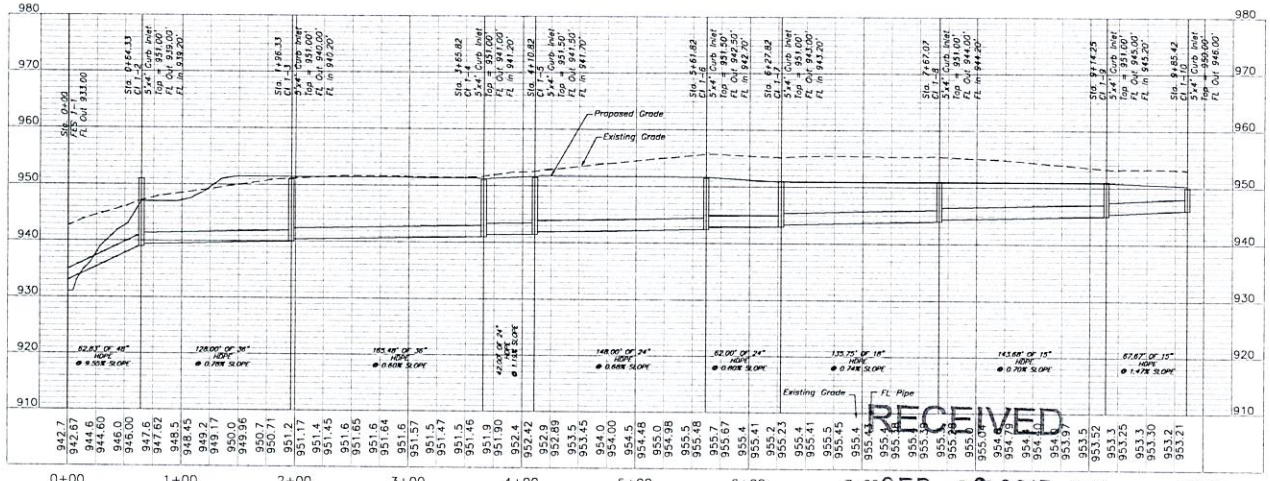


STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

North

STORM LINE 1



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50 SE 30TH STREET
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P 816.623.4888 F 816.623.9849

Professional Registration
Missouri
Engineering 2006029186-D
Surveying 2006000319-D
Kansas
Engineering E-1886
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2021

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project
THE SUMMIT CHURCH 13-043
Issue Date
July 31, 2015

STORM SEWER PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 18071
OK PE 25226
NE PE E-14335

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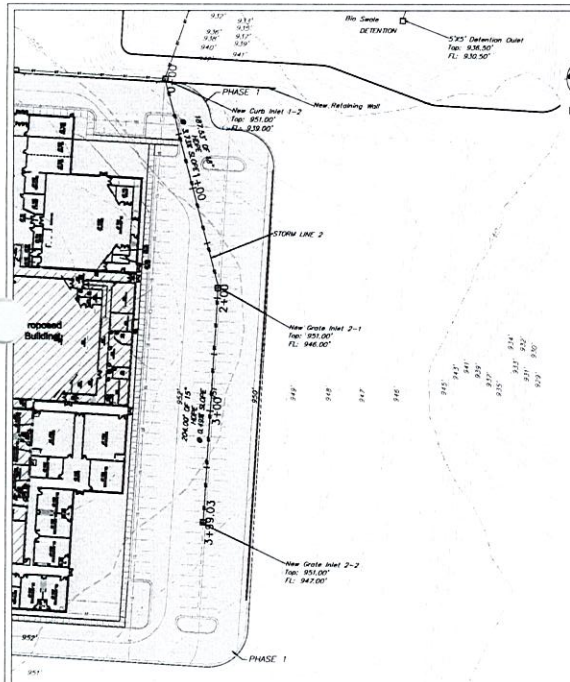
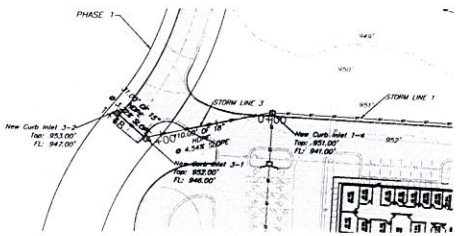
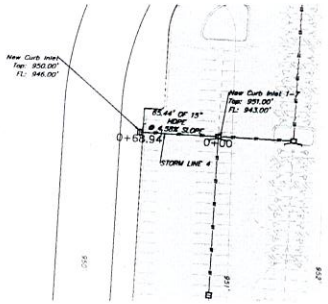
C.301



STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'

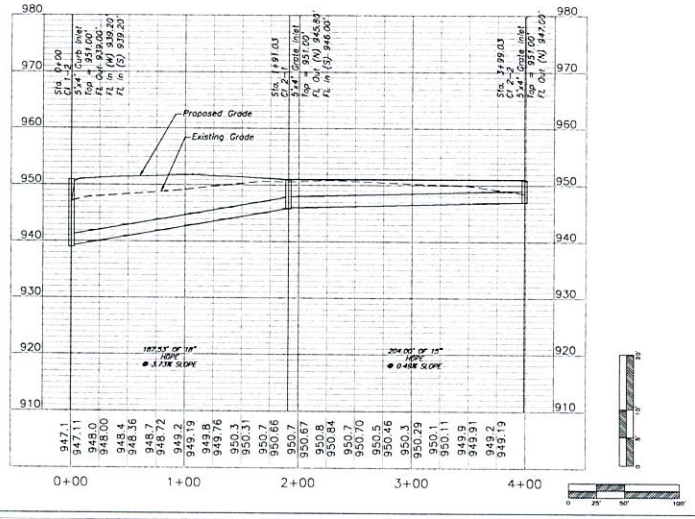


STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'



STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'

STORM LINE 2



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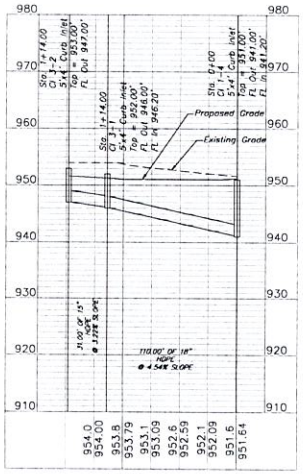

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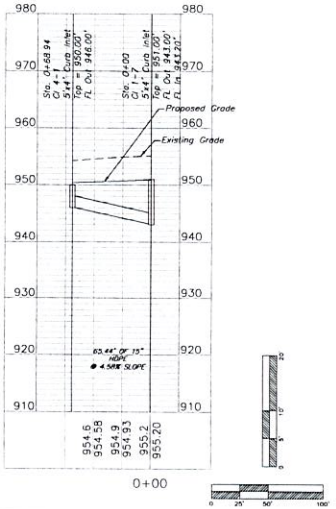

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Engineering CA2021

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: 14E_Summit
Job No.: 2014-1345
Issue Date: July 31, 2015

STORM SEWER PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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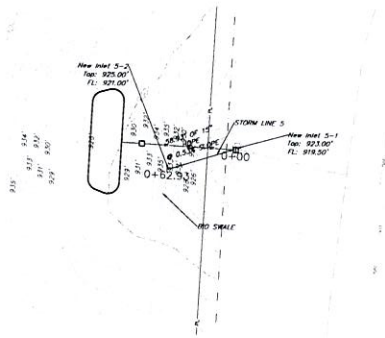
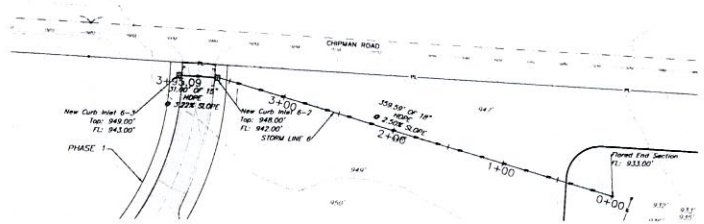
STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'
North



STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'
North



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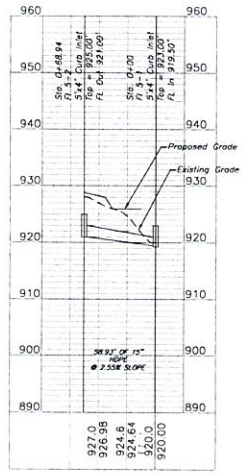

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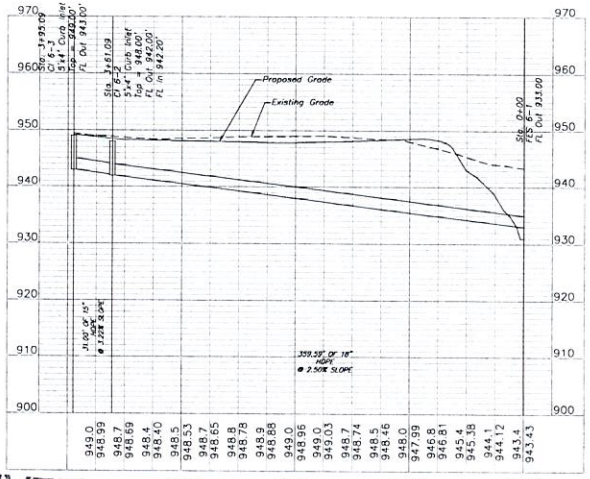

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Engineering 2006019708-D
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Engineering E-1898
Surveying LS-219
Oklahoma
Engineering 6764
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project
THE_SUMMIT
DESIGN_1.DWG
Issue Date
July 31 2015

STORM SEWER PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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NE PE E-14335

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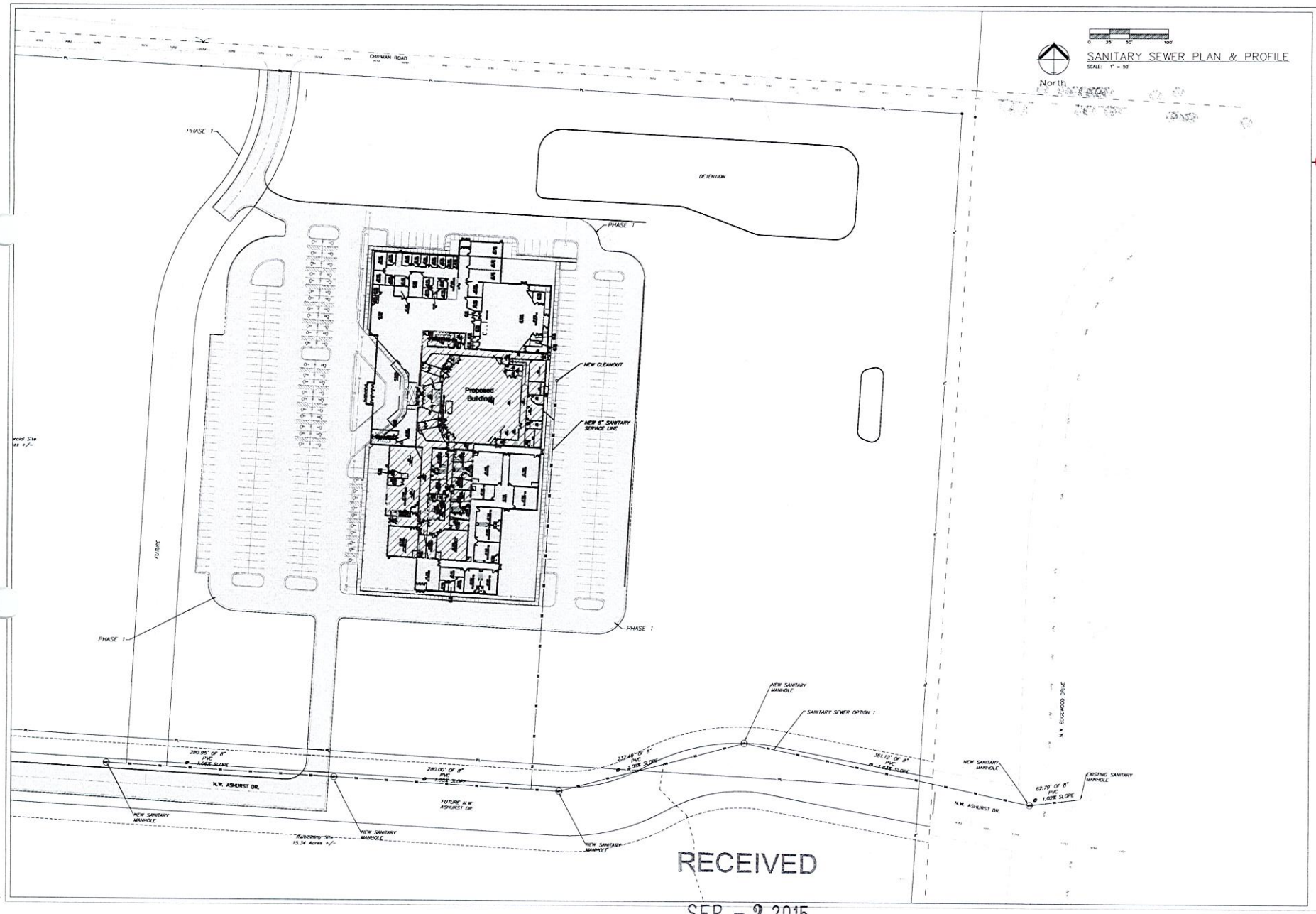

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Professional Registration
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Surveying 2006006319-D
Kansas
Engineering F-1098
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: THE SUMMIT CHURCH - LSMO
Issue Date: July 31, 2015

SANITARY SEWER PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

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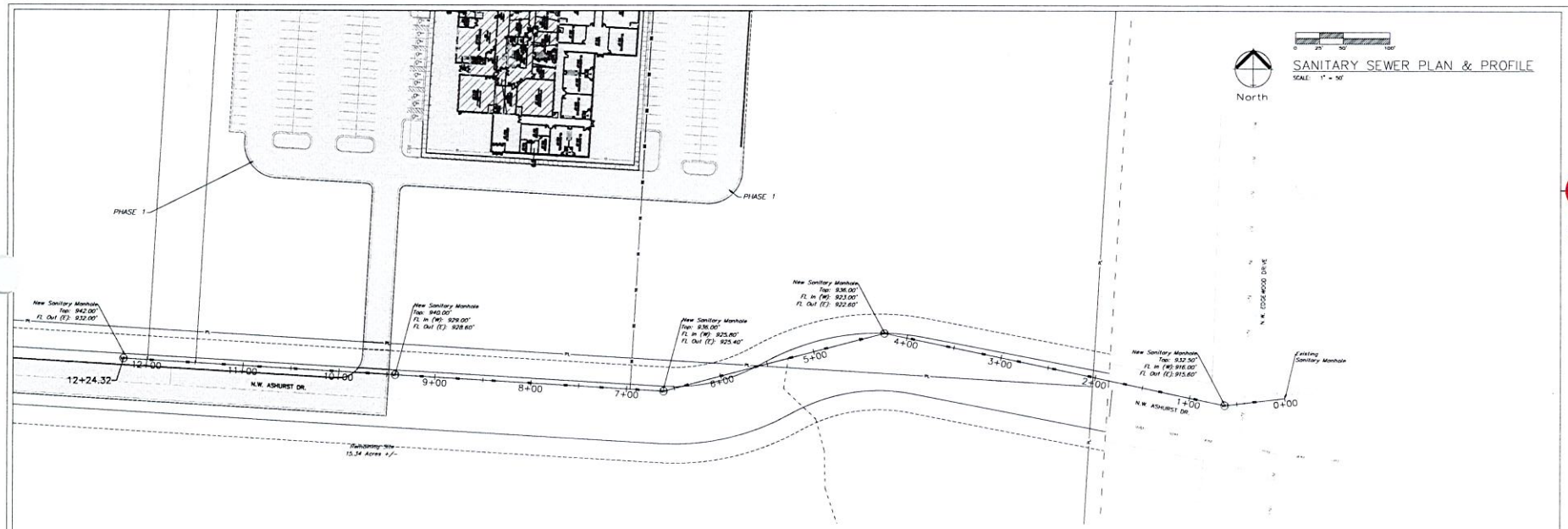
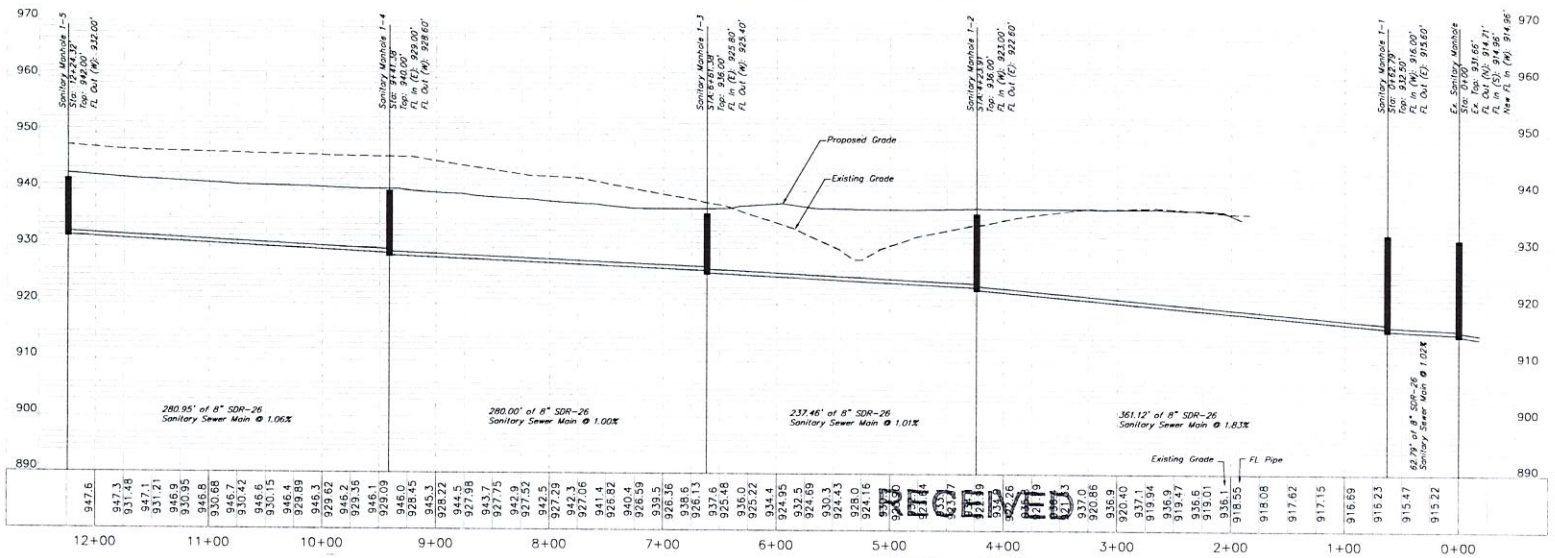


SANITARY LINE OPTION 1



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Professional Registration
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Surveying LS-219
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Engineering 6254
Nebraska
Engineering CA2821

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: THE SUMMIT CHURCH, LSMO
Issue Date: July 31, 2015

SANITARY SEWER PLAN & PROFILE
The Summit Church:
Lee's Summit, Jackson County, Missouri

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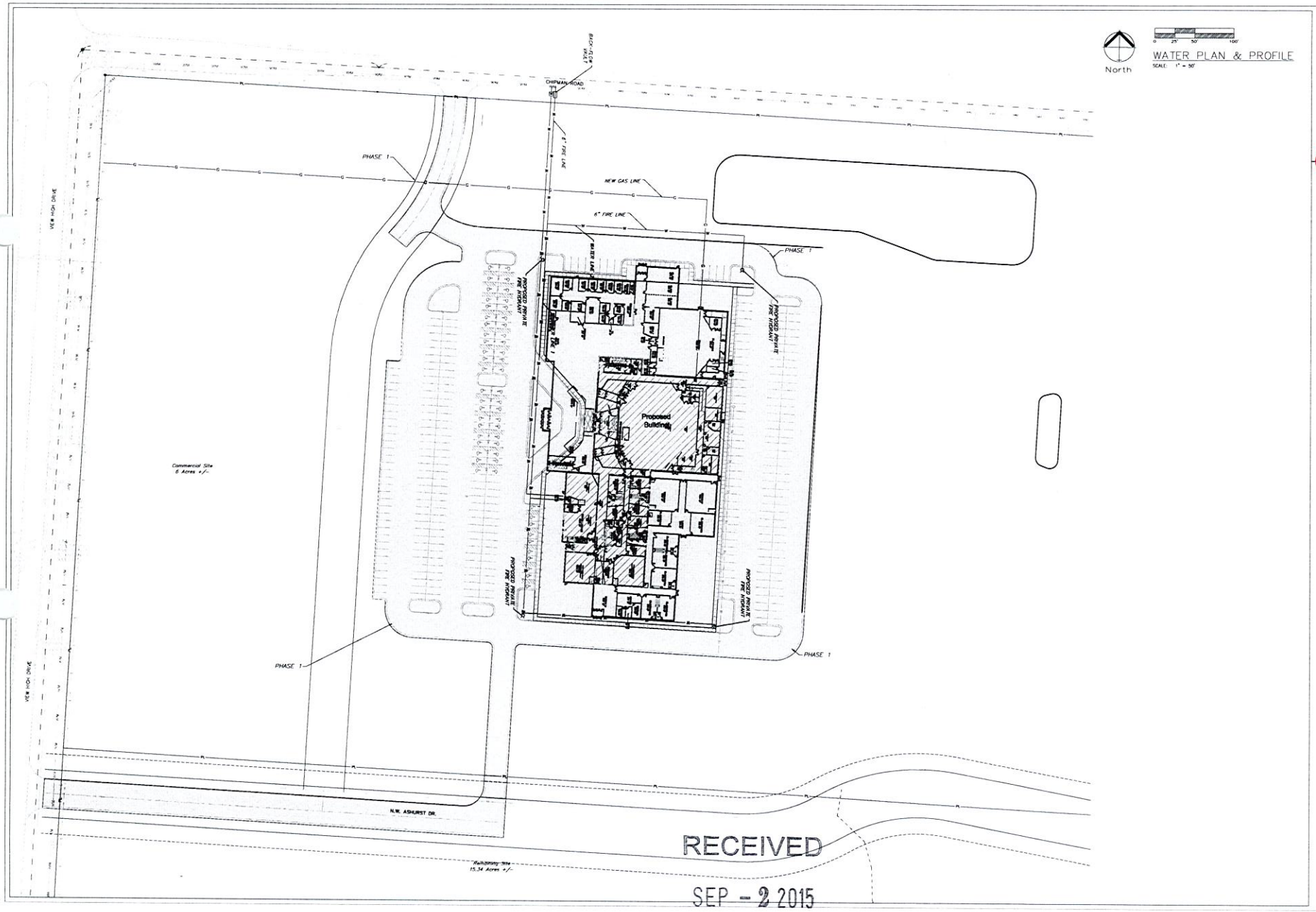

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50 SE 30TH STREET
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Professional Registration
Missouri
Engineering 2006019708-D
Surveying 2006008519-D
Kansas
Engineering F-1695
Surveying LS-219
Oklahoma
Engineering 6294
Nebraska
Engineering CA2621

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project
THE SUMMIT CHURCH, LSMO
Issue Date
July 31, 2015

WATER PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

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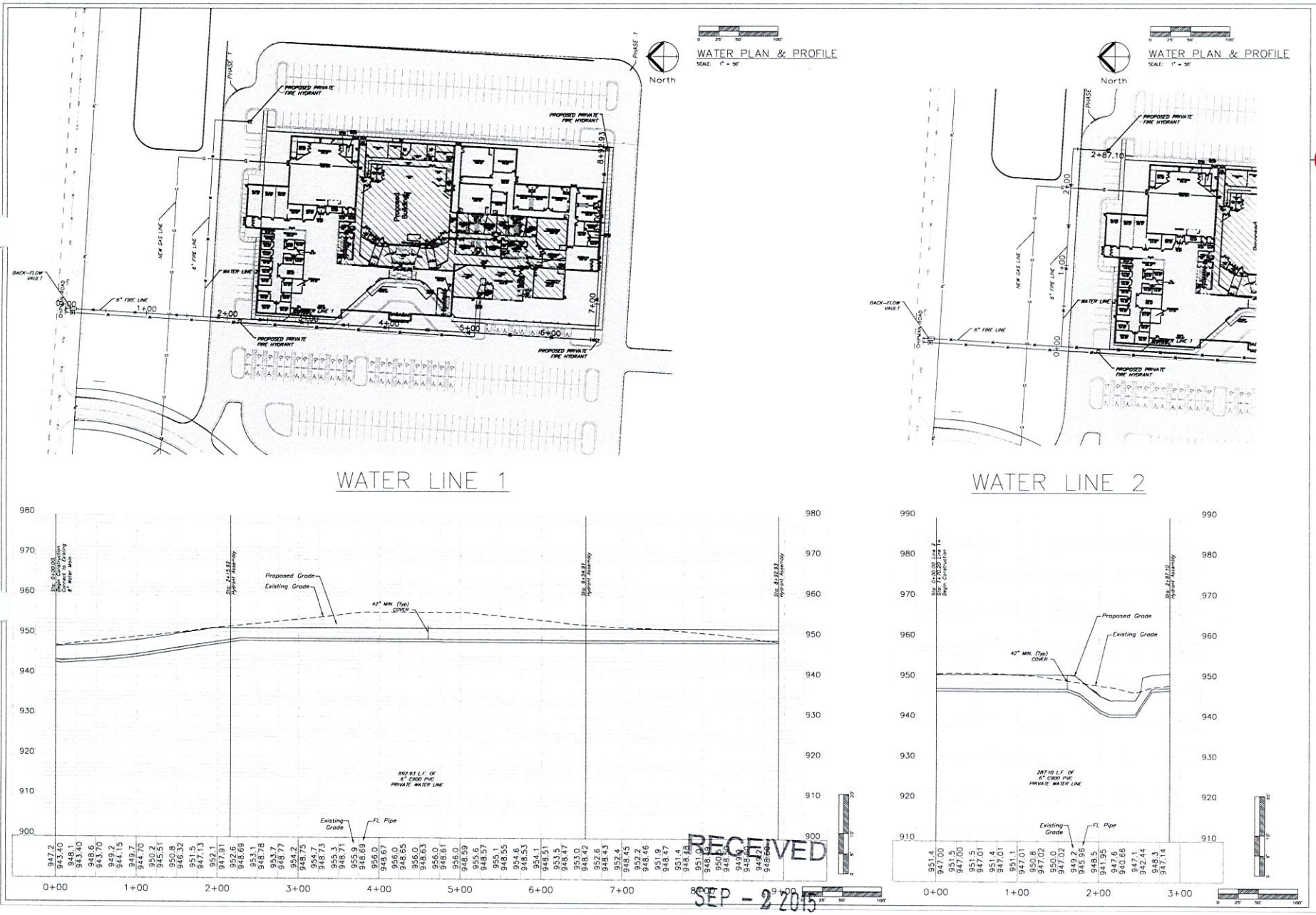

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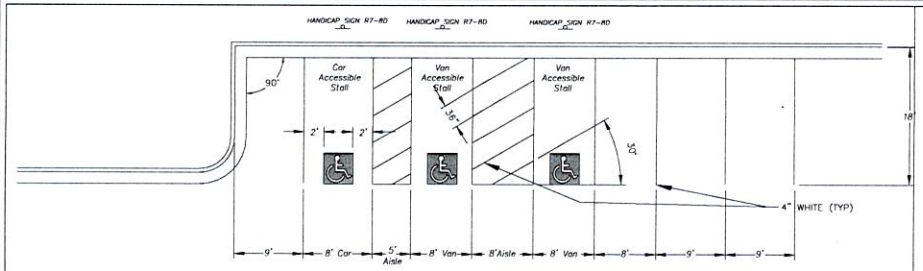
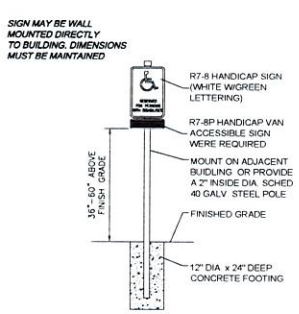
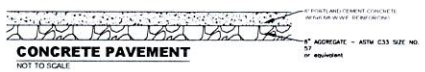




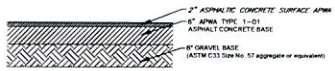
HANDICAP SIGN DETAIL

NOT TO SCALE



CONCRETE PAVEMENT

NOT TO SCALE



"HEAVY DUTY" PRIVATE ASPHALT PAVEMENT

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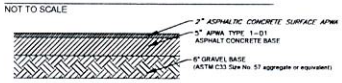

"LIGHT DUTY" PRIVATE ASPHALT PAVEMENT

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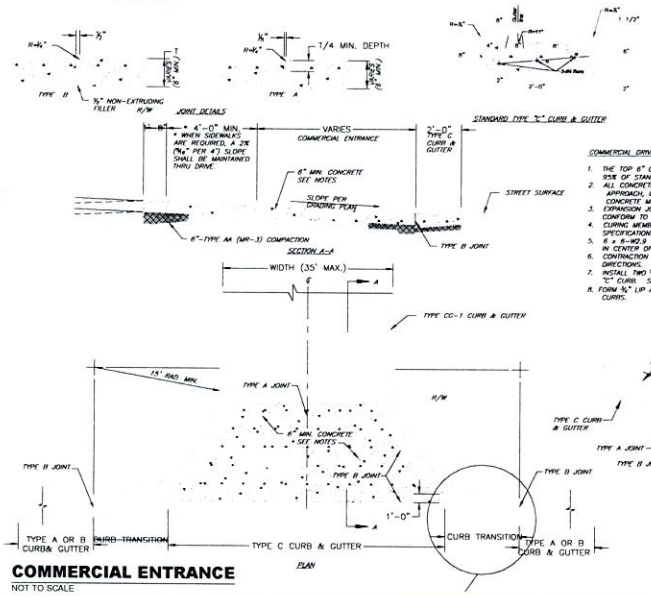
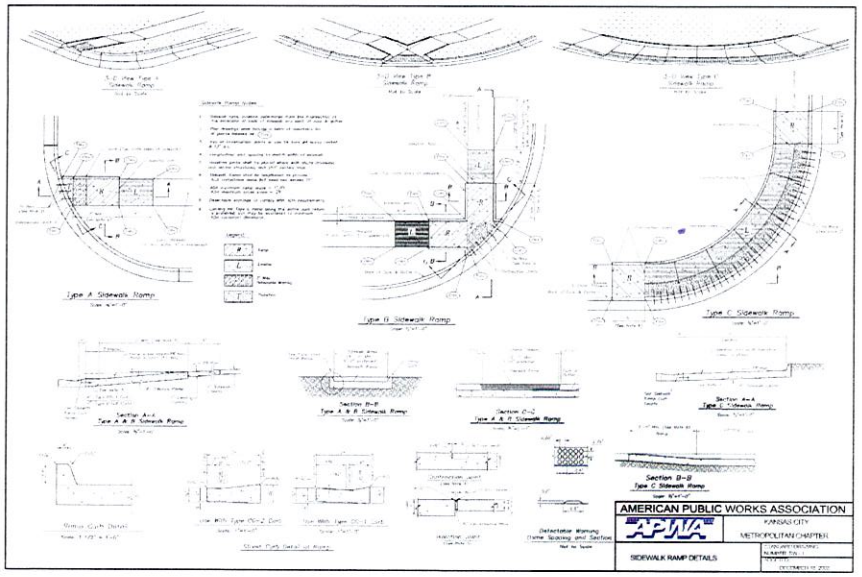


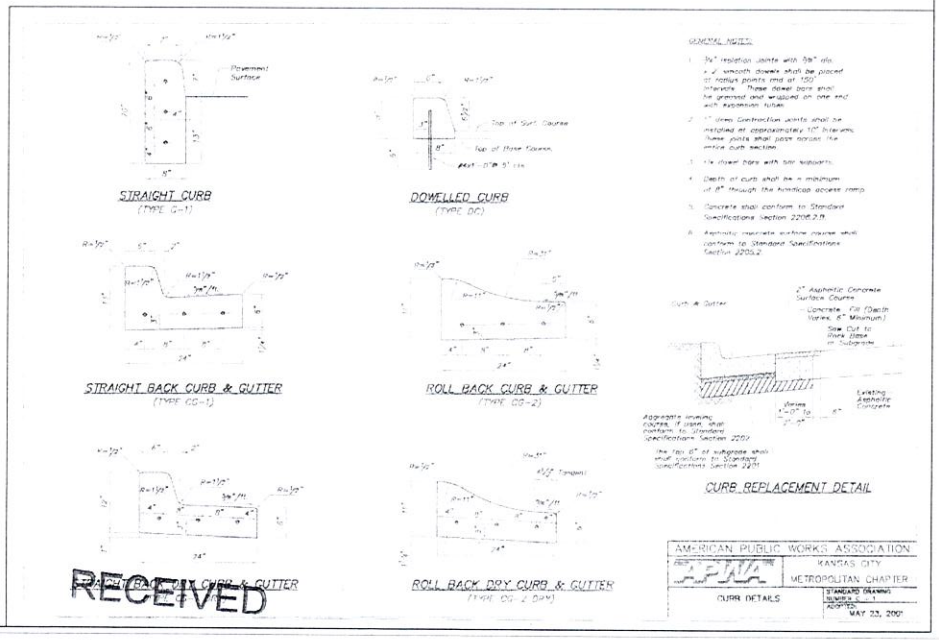
COMMERCIAL DRIVE NOTES:

1. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
2. ALL CONCRETE POURED ON THE ROW (SIDEWALK, DRIVE APPROACH, CURBS) SHALL UTILIZE AN APPROVED KCMMB 4-4x CONCRETE MIX DESIGN.
3. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2 (APWA)
4. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2208.2.F (APWA).
5. 6 x 6-W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
6. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX., BOTH DIRECTIONS.
7. INSTALL TWO ⅝"Ø x 2' SMOOTH DOWELS AT JOINTS FOR TYPE "C" CURB. SEE CURB STANDARDS FOR PLACEMENT.
8. FORM ⅜" LIP AT PAVEMENT LINE ON DRIVES IN TYPE "B" CURBS.

COMMERCIAL ENTRANCE

NOT TO SCALE





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Professional Registration
Missouri
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Surveying 2006006919-D
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Engineering E-1895
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Nebraska
Engineering CA2621

The Summit Church
Lee's Summit, Jackson County, Missouri

Project
Date
Issue Date
October 2013

DETAIL SHEET
The Summit Church
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 18071
OK PE 25226
NE PE E-14335

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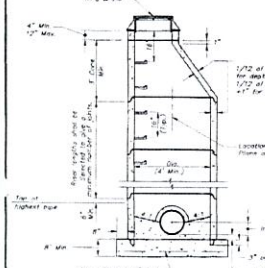
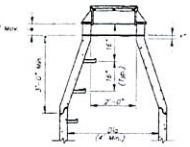
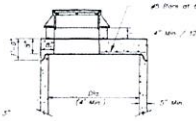


STANDARD PRECAST MANHOLE (ECCENTRIC CONE)



STANDARD PRECAST MANHOLE (CONCENTRIC CONE)
(See Eccentric Cone For Other Details)

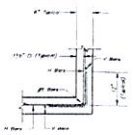


STANDARD PRECAST MANHOLE (SHALLOW TYPE)
(See Eccentric Cone For Other Details)

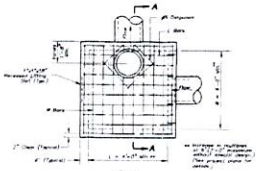
GENERAL NOTES:

1. All manholes are to be precast concrete and of Eccentric Cone type unless otherwise specified.
2. Manhole top adjustments shall be accomplished by the use of concrete adjustment rings.
3. Top of manhole casting shall be set flush and on same slope as finished surface or as directed by the Engineer.
4. Reinforcement in all sections shall equal or exceed A.S.T.M. C-478 specifications.
5. The engineer shall designate modifications for manholes with special designs.
6. The base diameter of the manhole shall be 4'-0" for pipe diameters from 12" thru 24", 5'-0" for pipe diameters from 27" thru 36", and 6'-0" for pipe diameters 42" thru 48".
8. Clearance (Openings of Pipe Openings: The Minimum Allowable Pipe Opening on a Horizontal Axis Shall be the Outside Diameter of the Pipe Plus 12". The Maximum Allowable Pipe Opening on Vertical Axis Shall be the Outside Diameter Plus 8". The Minimum Clearance Between the Outside Surface of an Installed pipe and the Concrete of the Manhole Shall be 2".
9. Installation of Pipe Openings: All required pipe openings shall be plant cast in manhole units. Field alterations of openings will be permitted provided with dry cement with a masonry saw to a depth sufficient to sever reinforcing steel. A chipping hammer may then be used to remove the concrete. Minimum balance between any two adjacent pipes shall be 4".
10. No direct payment for shaping floor or connecting pipes as shown on plans.
11. Ring & Cover to be Neenah R-1735, City & Boley #2004, Dexter #1918, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)
12. Sanitary Sewers shall be cleaned and conform to Section 2610.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METROPOLITAN CHAPTER
MANHOLE DETAILS
STANDARD DRAWING NUMBER
APPROVED
APRIL 17, 1996



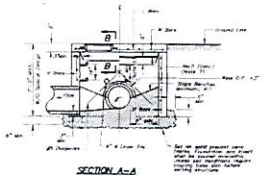
CORNER DETAIL



PLAN

GENERAL NOTES:

1. Locate ring and cover over outlet.
2. All work and materials shall conform to APWA Spec. 2600.
3. Use 24" diameter strap on all exposed concrete surfaces.
4. Steps required at 16" O.C. when depth from top of cover to invert exceeds 4'.
5. Backfill will not be allowed to prevent through the corners of the structure.
6. The minimum reinforcing shall be 1" thick over a continuous yellow pad and 3" thick over a precast section.
7. Lock opening weight is 6" with the 5 galvanized bars extending to center radius.
8. Show field joint orientation or plant cast number on site of openings.
9. 24" in outside pipe radius.
10. Ring & Cover to be Neenah R-1737, City & Boley #2004, Dexter #1918, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)
11. A 4" bend may be provided here shall be located at existing pipe and in the front face along points. These bars or openings shall be required with the galvanized wire mesh on the outside of the pipe and over the invert and base laterals.



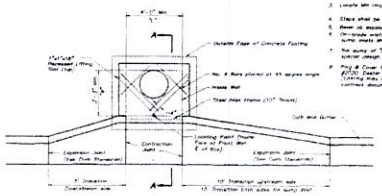
SECTION A–A

SECTION B–B

REINFORCING

Mark	Size	Reqd
A	4	12
B	4	12
C	4	6
D	4	6
E	4	6

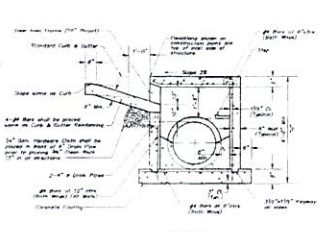
AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METROPOLITAN CHAPTER
FIELD INLET DETAILS
STANDARD DRAWING NUMBER
APPROVED
APRIL 17, 1996



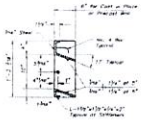
PLAN

GENERAL NOTES:

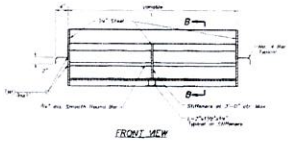
1. The first dimension listed is the Construction Stake (i.e. 2'-0") the second dimension is the "As" dimension (i.e. 1'-6") the actual space are found at the inside face of the wall.
2. Floor of inlet shall be sloped with trowel to provide smooth flow.
3. Locate MH ring and cover atop outlet.
4. Steps shall be located at 1'-4" O.C. vertically.
5. Bevel all exposed edges with 3/4" chamfer or 3/4" fillet edge.
6. On-grade walls shall conform to the street grade and sump inlets shall be level.
7. The curve of "L" & "M" shall not exceed 14' without special design. (See shape plans for details.)
8. Ring & Cover to be Neenah R-1737, City & Boley #2004, Dexter #1918, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)



SECTION A–A



SECTION B–B



FRONT VIEW

TOP VIEW

Notes:

1. All work shall be performed in accordance with applicable APWA Specifications & Procedures.
2. All areas on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
3. Trash Racks shall be provided in order such as (Hot-dip-dipped 3/16" corner (Rod) or equal.

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APWA KANSAS CITY METROPOLITAN CHAPTER
CURB INLET – TYPE 2 DETAILS
STANDARD DRAWING NUMBER C
APPROVED
APRIL 17, 1996

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Nebraska
Engineering CA2621

The Summit Church
Lee's Summit, Jackson County, Missouri

Project
Issue Date: October 2013

DETAIL SHEET
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlichi
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OK PE 25226
NE PE E-14335

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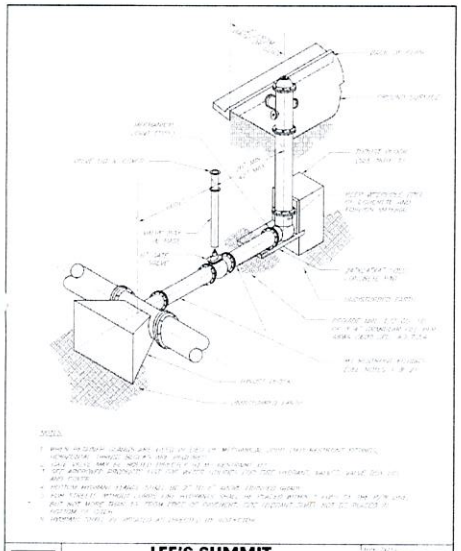
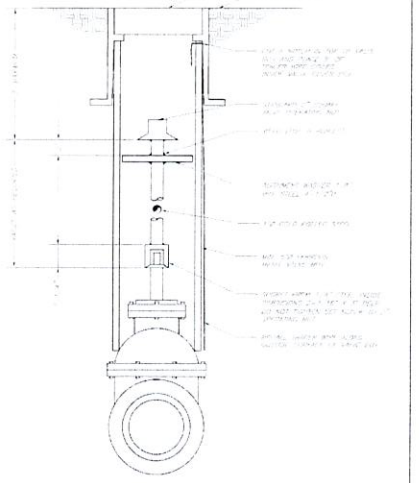
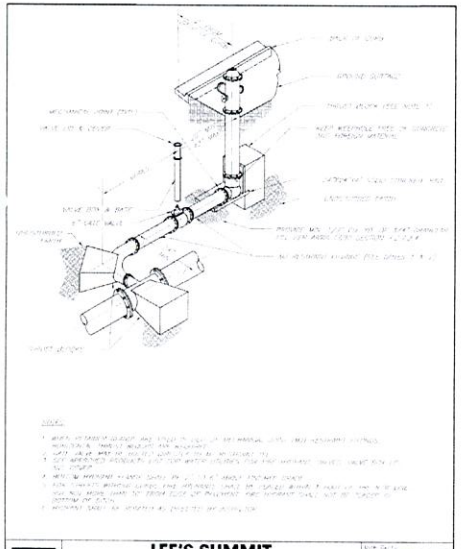


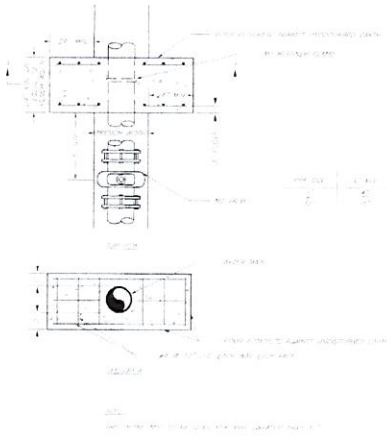
LS LEE'S SUMMIT MISSOURI
HYDRANT INSTALLATION – STRAIGHT SET



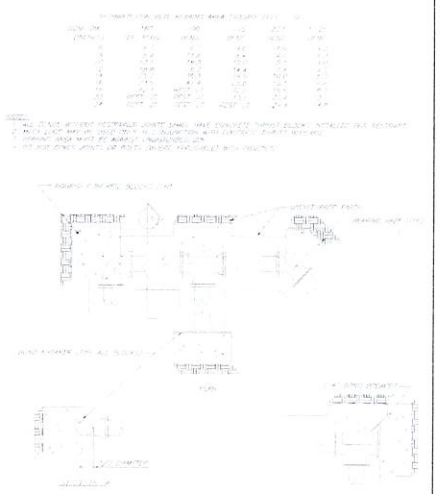
LS LEE'S SUMMIT MISSOURI
VALVE STEM EXTENSION AND VALVE BOX



LS LEE'S SUMMIT MISSOURI
HYDRANT WITH 90 DEGREE BEND



LS LEE'S SUMMIT MISSOURI
STRADDLE BLOCK



LS LEE'S SUMMIT MISSOURI
HORIZONTAL THRUST BLOCKS

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
5/38 SIXTH STREET
LEE'S SUMMIT, MO 64063
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Professional Registration
Missouri
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Surveying 2006005919-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6394
Nebraska
Engineering CA2621

The Summit Church
Lee's Summit, Jackson County, Missouri

Project
Issue Date: October 2013

DETAIL SHEET
The Summit Church;
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.602

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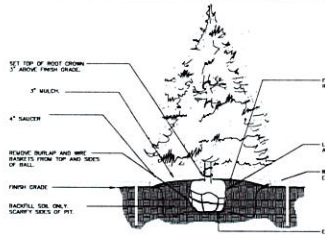
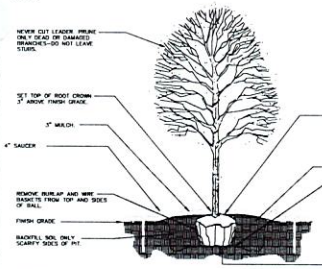


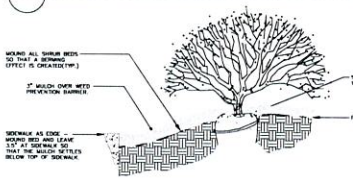
1 EVERGREEN TREE PLANTING

NTS



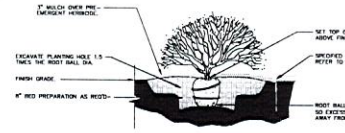
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

PLANTING SCHEDULE:

SYMBOL	QUANT.	KEY	NAME	SIZE
	77	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
	60	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
	237	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
	23	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

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

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGE'S ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

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

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (Chipman Road)	1 tree per 30 feet of street frontage	1283 ft. of street frontage /30= 43 trees required	28 trees
14.090.A.3 Street Frontage Shrubs (Chipman Road)	1 shrub per 20 feet of street frontage	1283 ft. of street frontage /20= 64 shrubs required	42 shrubs *
14.090.A.1 Street Frontage Trees (New High Drive)	1 tree per 30 feet of street frontage	923 ft. of street frontage /30= 30 trees required	30 trees
14.090.A.3 Street Frontage Shrubs (New High Drive)	1 shrub per 20 feet of street frontage	923 ft. of street frontage/20= 46 shrubs required	45 shrubs *
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint	787,585 sq. ft. of total lot area minus 76,168 sq.ft. of bldg. @ 526,200 parking=261,385 sq. ft./5,000 x 2	105 shrubs
14.090.B.2 Open Yard Trees	1 tree per 5000 sq. ft of total lot area excluding building and parking.	787,585 sq. ft. of total lot area minus 76,168 sq. ft. of bldg. @ 526,200 parking=261,385 sq. ft./5,000	53 trees
14.110. Parking Lot Landscape	5% of entire parking area (islands, islands @ ends) 1 islands island at end of every parking bay, min. 5' wide	477,400 sq. ft. of parking area x .05 = 23,870 sq. ft. of landscape parking lot islands required	25,000 sq. ft.
14.120 Screening of Parking Lot, Chipman Road	12 shrubs per 40 linear feet (must be 2.5 feet tall, berms may be combined with shrubs)	670 linear feet/40 x 12 201 shrubs required	201 shrubs

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
3036 SOUTH STREET
LEE'S SUMMIT, MO 64082
P: 816.623.0888 F: 816.623.0889

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Missouri:
Engineering 2006021986-D
Surveying 2006000919-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6294
Nebraska
Engineering CA2621

The Summit Church
3381 Northwest Chipman Road
Lee's Summit, Jackson County, Missouri

Project: THE SUMMIT CHURCH, LSHQ
Issue Date: July 31, 2015

LANDSCAPE PLAN
The Summit Church:
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV 9/1/15

L.100

SEP - 2 2015

Planning & Codes Admin

-2015-117-

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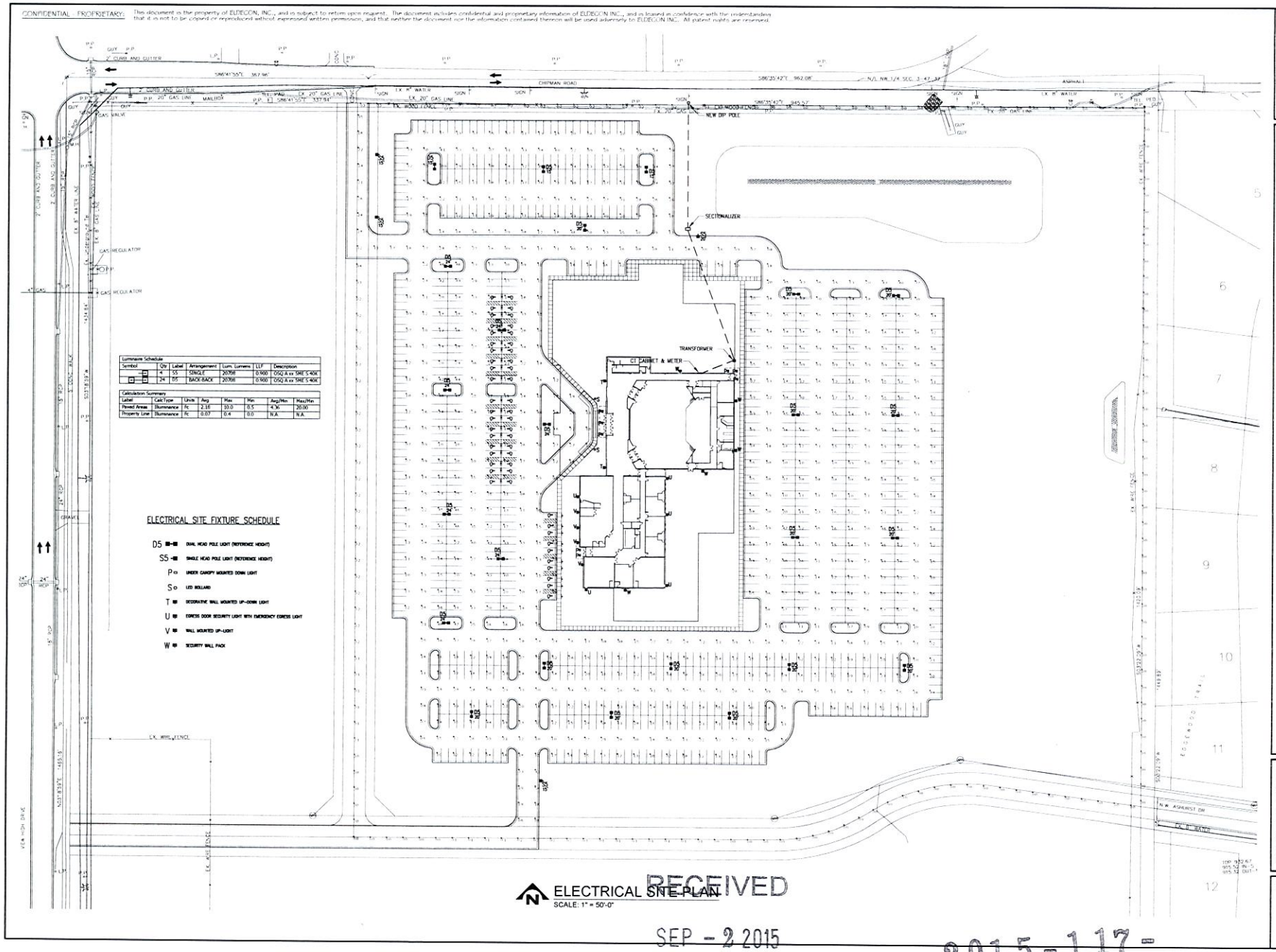

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
	4	S5	SINGLE	20798	0.900	OSQ A xx SRE S 40K
	24	D5	BACK-BACK	20798	0.900	OSQ A xx SRE S 40K

Calculation Summary								
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Illuminance	Fc	2.16	10.0	0.5	4.3x	20.00
Property Line	Illuminance	Fc	0.07	0.4	0.0	N.A.	N.A.

ELECTRICAL SITE FIXTURE SCHEDULE

- D5 — DUAL HEAD POLE LIGHT (REFERENCE HEIGHT)
- S5 — SINGLE HEAD POLE LIGHT (REFERENCE HEIGHT)
- P — UNDER CANOPY MOUNTED DOWN LIGHT
- S — LED BOLLARD
- T — DECORATIVE WALL MOUNTED UP-DOWN LIGHT
- U — EGRESS DOOR SECURITY LIGHT WITH EMERGENCY EGRESS LIGHT
- V — WALL MOUNTED UP-LIGHT
- W — SECURITY WALL PACK

ELECTRICAL SITE PLAN
SCALE: 1" = 50'-0"

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Planning & Codes Admin

-2015-117-

ELDECON
ELECTRICAL DESIGN & CONSTRUCTION
6200 NW Key Drive Kansas City, Missouri 64152

A New Worship Facility for:
The Summit
Address
Lee's Summit, Misssouri

PROJECT #:
ISSUE DATE: 09/01/2015
DRAWN BY: JDH
CHECKED BY: RGD
REVISIONS:
1.
2.
3.
4.
5.

SHEET No.
ES1
ELECTRICAL SITE PLAN
OF 4