

LEGAL DESCRIPTION:

SUMMIT FAIR, LOTS 10D-10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT DATA TABLE

Zoning	PMIX
Lot 10D	1.28 Ac.
Lot 10E	0.77 Ac.
Lot 10F	0.74 Ac.
Total	2.79 Ac.

BUILDING SUMMARY TABLE

Lot 10D	
Restaurant w/ Drive Thru	3,300 S.F.
FAR	0.0591
Lot 10E	
Restaurant w/ Drive Thru	2,000 S.F.
FAR	0.0597
Lot 10F	
Automobile Service	1,500 S.F.
FAR	0.0464
Approved Not Shown	5,500 S.F.
Total Approved Building SF	12,300 S.F.

PARKING SUMMARY

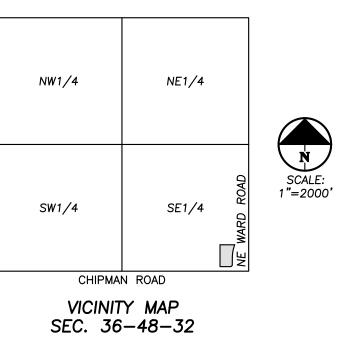
Lot 10D	
Building SF - 3,300 S.F.	
Use — Restaurant Fast Food and Site Down Sales	
Required Parking — 14 / 1,000 S.F.	46 Spaces
Parking Provided	48 Spaces
Lot 10E	
Building SF - 2,000 S.F.	
Use — Carry out, drive up, or drive thru only	
# of employees (max shift) — 8	
Required Parking — 2 + 1 per employee (max shift)	10 Spaces
Parking Provided	21 Spaces
Lot 10F	
Building SF - 1,500 S.F.	
Use – Automobile service	
Required Parking — 2 per 1,000 S.F. indoor sales area	
2 per 1,000 S.F. indoor sales area	3 Spaces
1 per 2,500 S.F. outdoor display	0 Spaces
3 per service bay	6 Spaces
Total Required Parking	9 Spaces
Parking Provided	13 Spaces

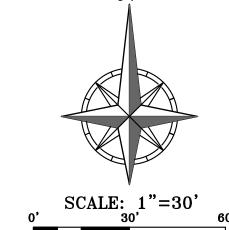
IMPERVIOUS AREA SUMMARY

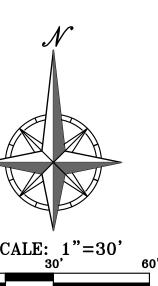
Lot 10D	
Impervious Area	42,143 S.F. (76%)
Open Space	13,655 S.F. (24%)
Lot 10E	
Impervious Area	22,228 S.F. (66%)
Open Space	11,247 S.F. (34%)
Lot 10F	
Impervious Area	18,840 S.F. (58%)
Open Space	13,469 S.F. (42%)

PERMITTED USES SUMMARY

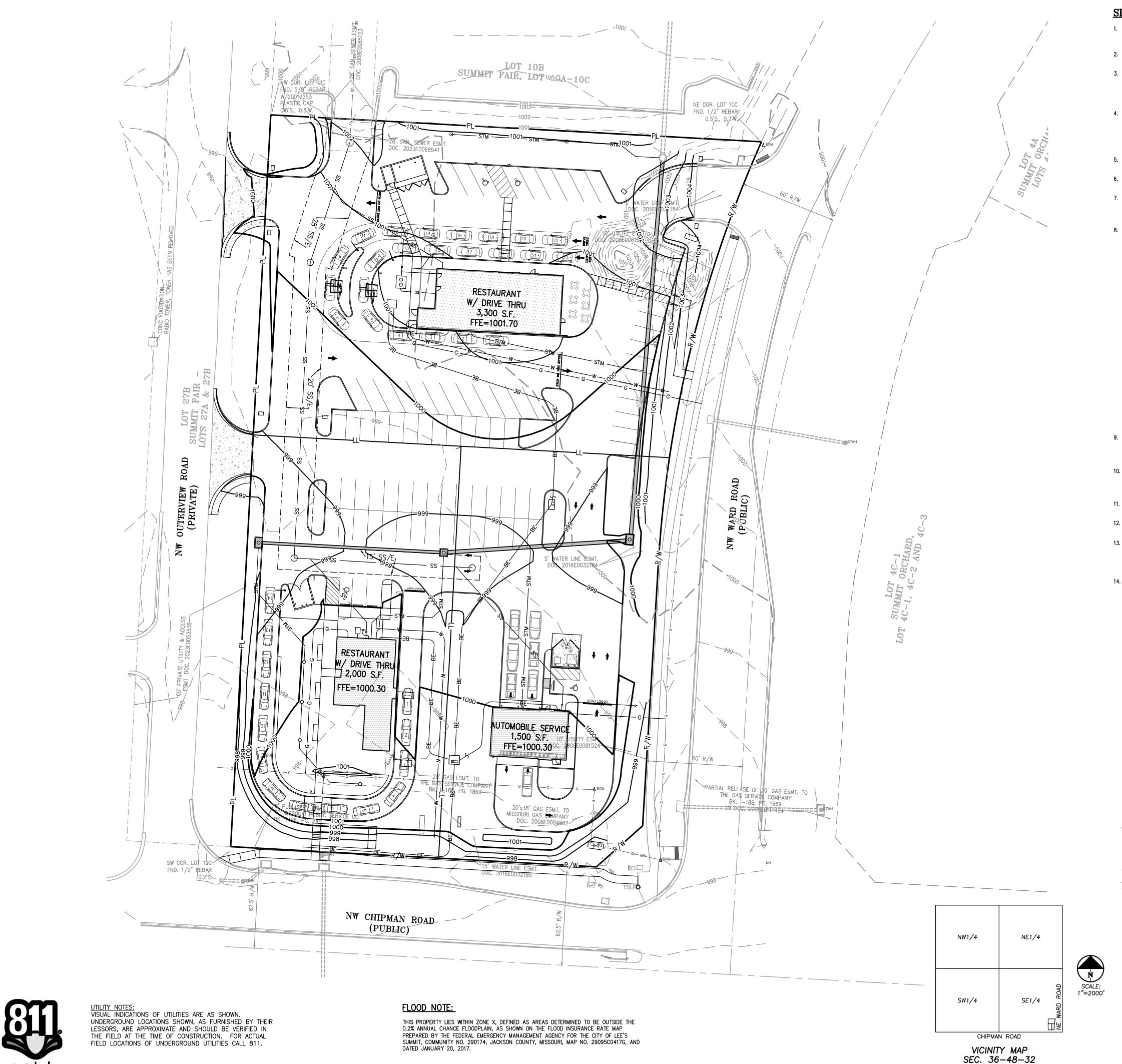
	The	following	uses	shall	be	permitted	on	Lots	10D,	10E,	and	10F.
ſ		Retail										
		Restaura	nt (Di	ne in,	wc	ılk up, and	d dr	ive th	nru)			
ſ		Commerc	cial (ii	ncludii	na (automotive	ori	ented	uses)		







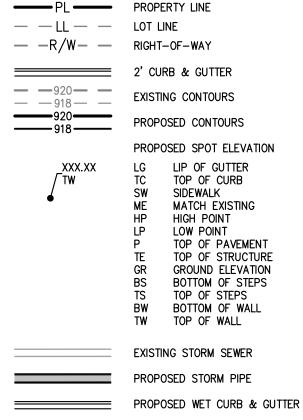
SHEET



SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- 2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
- 4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Subsequent to completion of stripping and over—excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
- - A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
- D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete
- E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
- F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
- 10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
- 13. UTILITIES: 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 48 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.
- LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

LEGEND



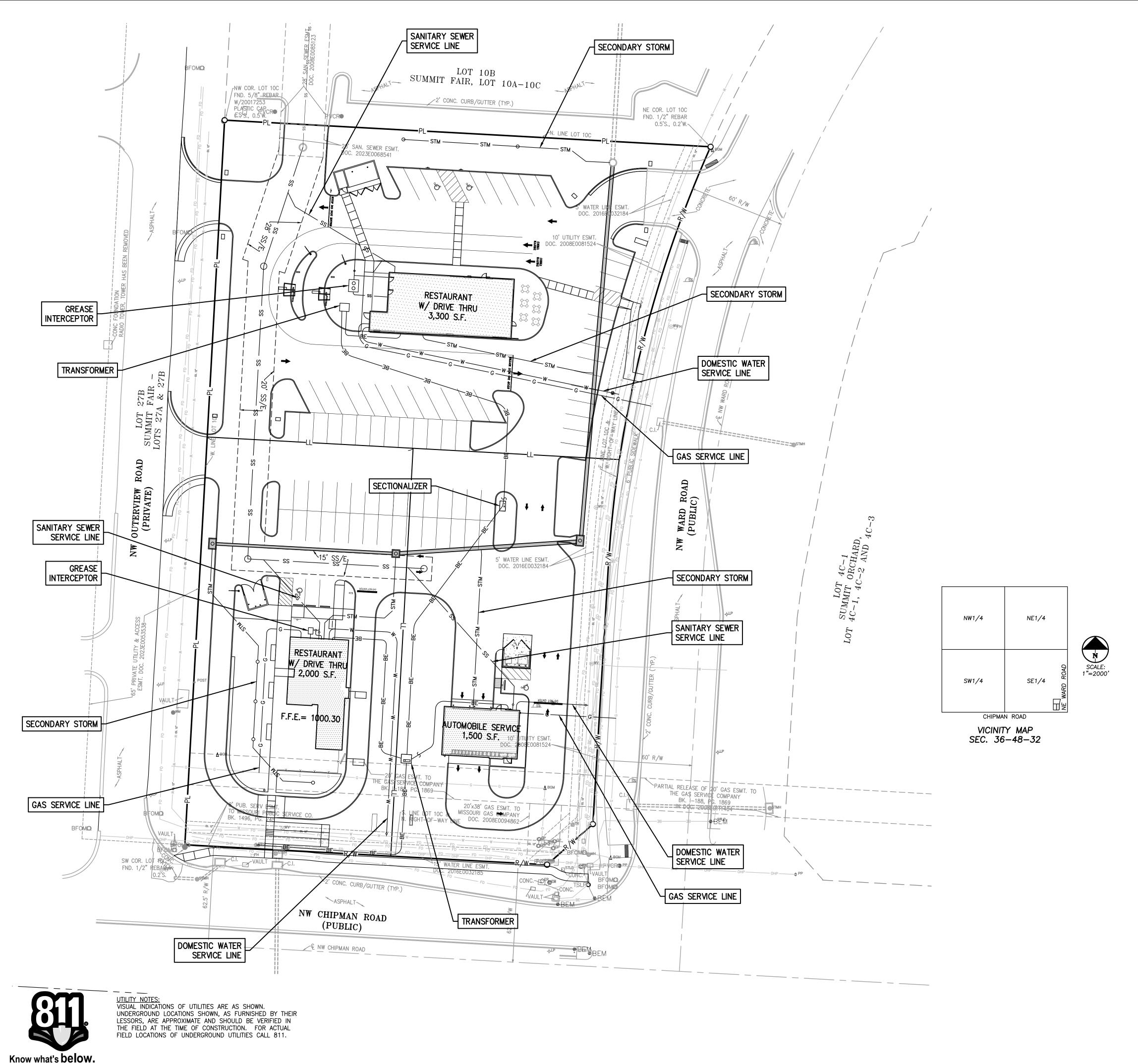
PROPOSED DRY CURB & GUTTER

PROPOSED RETAINING WALL



GRADING ELIMINARY DEVI JAMIT FAIR LOT LEES SUMMIT,

Know what's below. Call before you dig.



Call before you dig.

UTILITY NOTES:

- 1. 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 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
- 2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
- The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- 4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the
- 5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
- 6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
- 7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
- 8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, 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.
- 9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related
- 10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete page and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- 11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On—site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench
- 12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
- 13. Water lines shall be as follows (unless otherwise shown on plans):
- Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following: 1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88. 2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.
- 14. Minimum trench width shall be 2 feet.
- 15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for
- 16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- 17. Sanitary conflicts will be resolved prior to permit issuance.
- 18. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- 19. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications
- 20. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paying.
- 21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility
- 22. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY COMPANIES:

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

(816) 347-4339

(816) 969-2218

EVERGY PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) 1300 HAMBLEN ROAD LEE'S SUMMIT, MO 64081

(816) 347-4316

SEWER & WATER (CITY OF LEE'S SUMMIT) GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063

(816) 969-1800

WATER (CITY OF LEE'S SUMMIT) MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063

(816) 969-1240

AT&T (913) 383-4929 MR. CLAYTON ANSPAUGH (CA4089@ATT.COM)

(913) 383-4849-FAX

9444 NALL AVENUE OVERLAND PARK, KANSAS 66207

GOOGLE FIBER BLUEBIRD

TIMEWARNER

LEGEND

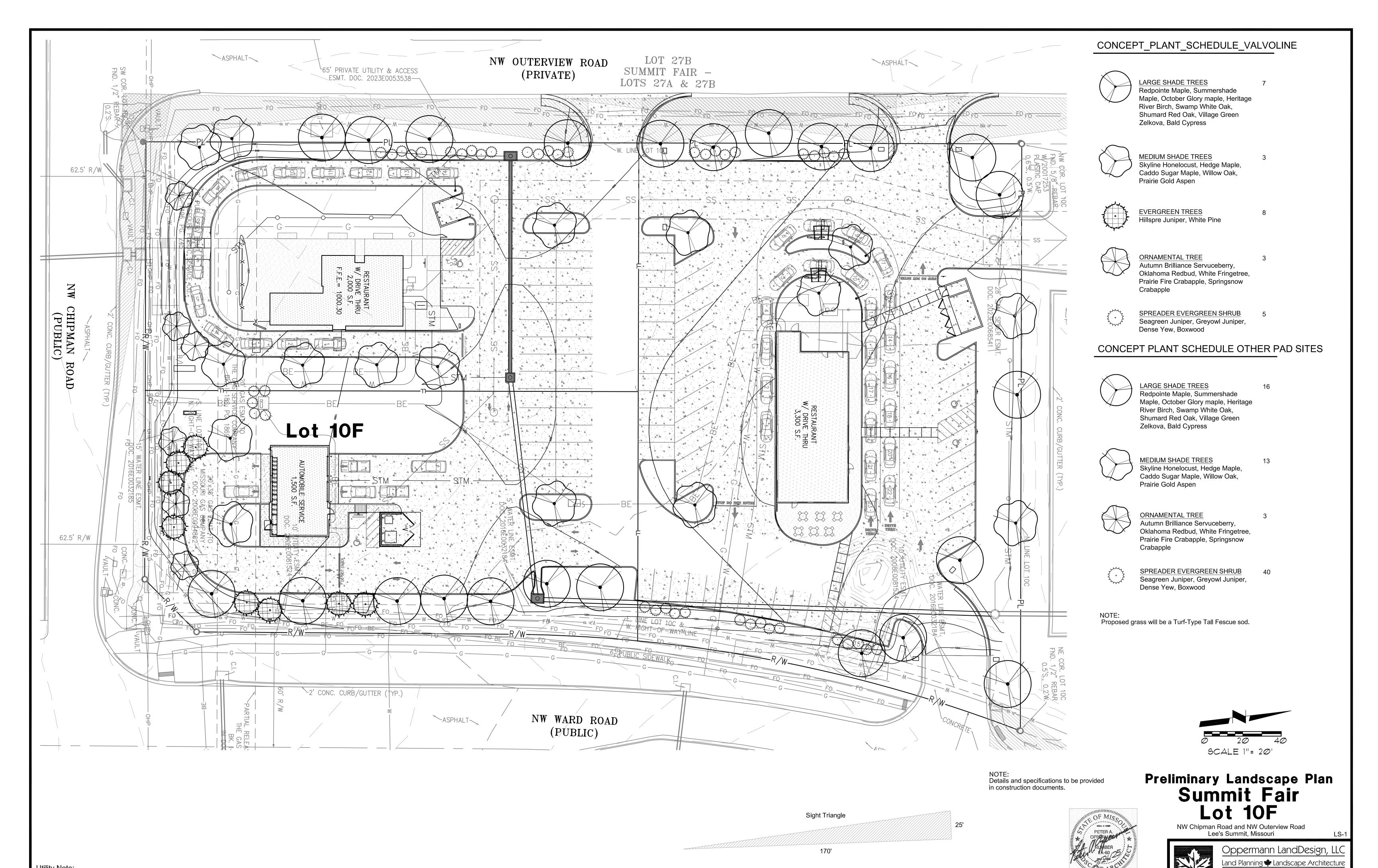
TEGEND					
——PL——	PROPERTY LINE				
- $ LL$ $ -$	LOT LINE				
- R/W	RIGHT-OF-WAY				
CATV	EXISTING CABLE TELEVISION LINI				
FO	EXISTING FIBER OPTIC LINE				
G	EXISTING GAS LINE				
———ВЕ———	EXISTING BURIED ELECTRIC LINE				
OHP	EXISTING OVERHEAD POWER LINI				
OHT	EXISTING OVERHEAD TELEPHONE				
ss	EXISTING SANITARY SEWER LINE				
24"HDPE	EXISTING STORM SEWER LINE (&				
BT	EXISTING BURIED TELEPHONE LIN				
	EXISTING WATER LINE (& SIZE)				
CATV	PROPOSED CABLE TELEVISION LI				
—— FO ——	PROPOSED FIBER OPTIC LINE				
G	PROPOSED GAS LINE				

LINE (& SIZE) ----- SS ------ PROPOSED SANITARY SEWER LINE PROPOSED STORM SEWER LINE (& SIZE) PROPOSED BURIED TELEPHONE LINE ------F -------- PROPOSED FIRE LINE (& SIZE)

— — — ST— — PROPOSED ROOF DRAIN (& SIZE)



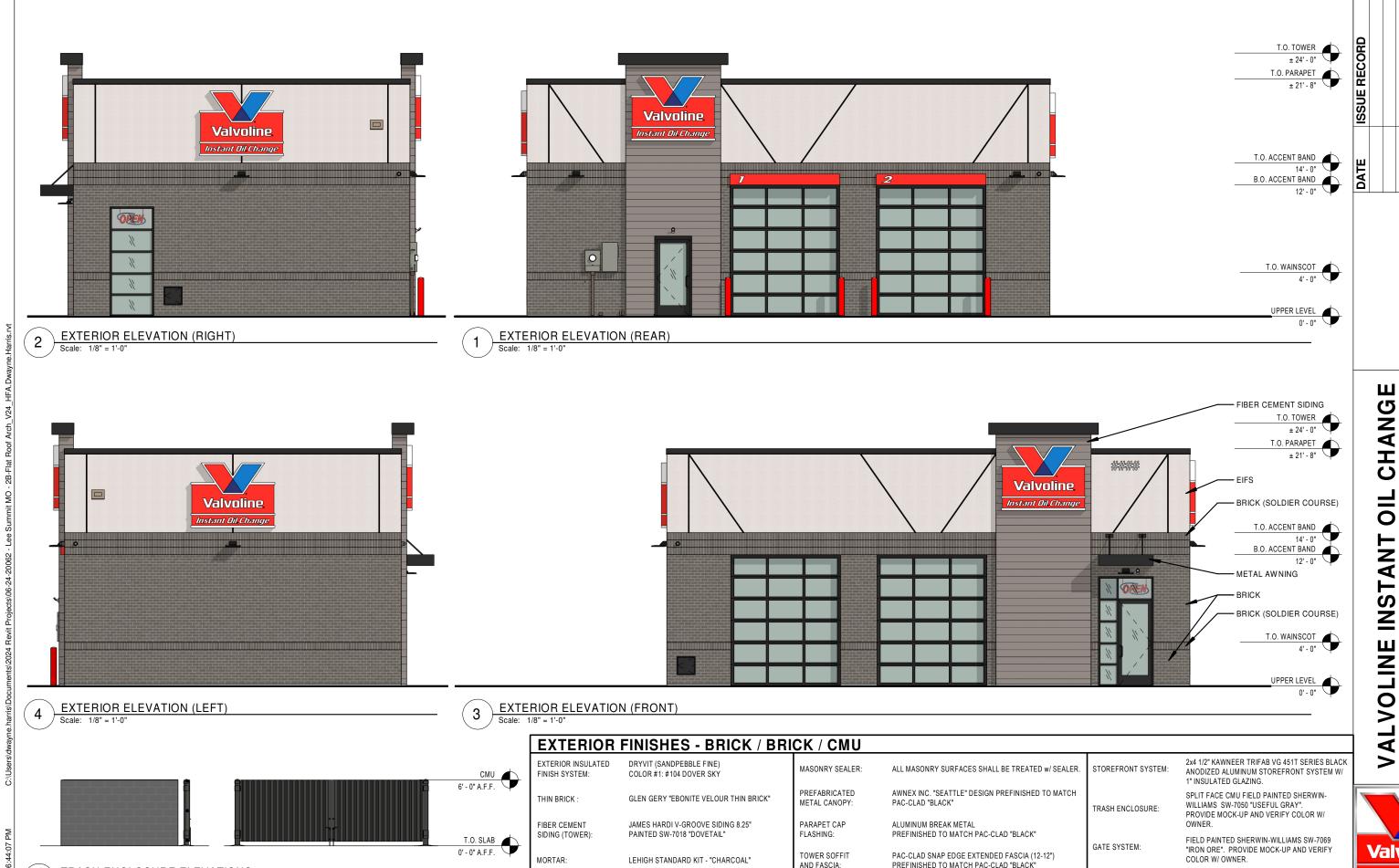
SHEET



Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

02/21/2025

22 Debra Lane peteoppermann56@gmail.com New Windsor, New York 12553 913.522.5598



THRU-WALL

SCUPPER:

TRASH ENCLOSURE ELEVATIONS

Scale: 1/8" = 1'-0"

9 SUMMIT, ES Ш

Valvoline

Instant Oil Change

Project No: 06-24-20062

O.H. DOOR FINISH:

ACCESS PANEL:

ALUMINUM BREAK METAL - PREFINISHED TO MATCH

DIMENSIONAL METALS, INC. - "BLACK"

PREFINISHED TO MATCH PAC-CLAD "BLACK"

PREFINISHED TO MATCH PAC-CLAD "BLACK"