CHICK-FIL-A
FINAL DEVELOPMENT PLAN
LOT 8, OLDHAM VILLAGE
Section 7, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION
LOT 8, OLDHAM VILLAGE.

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

GENERAL NOTES:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

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

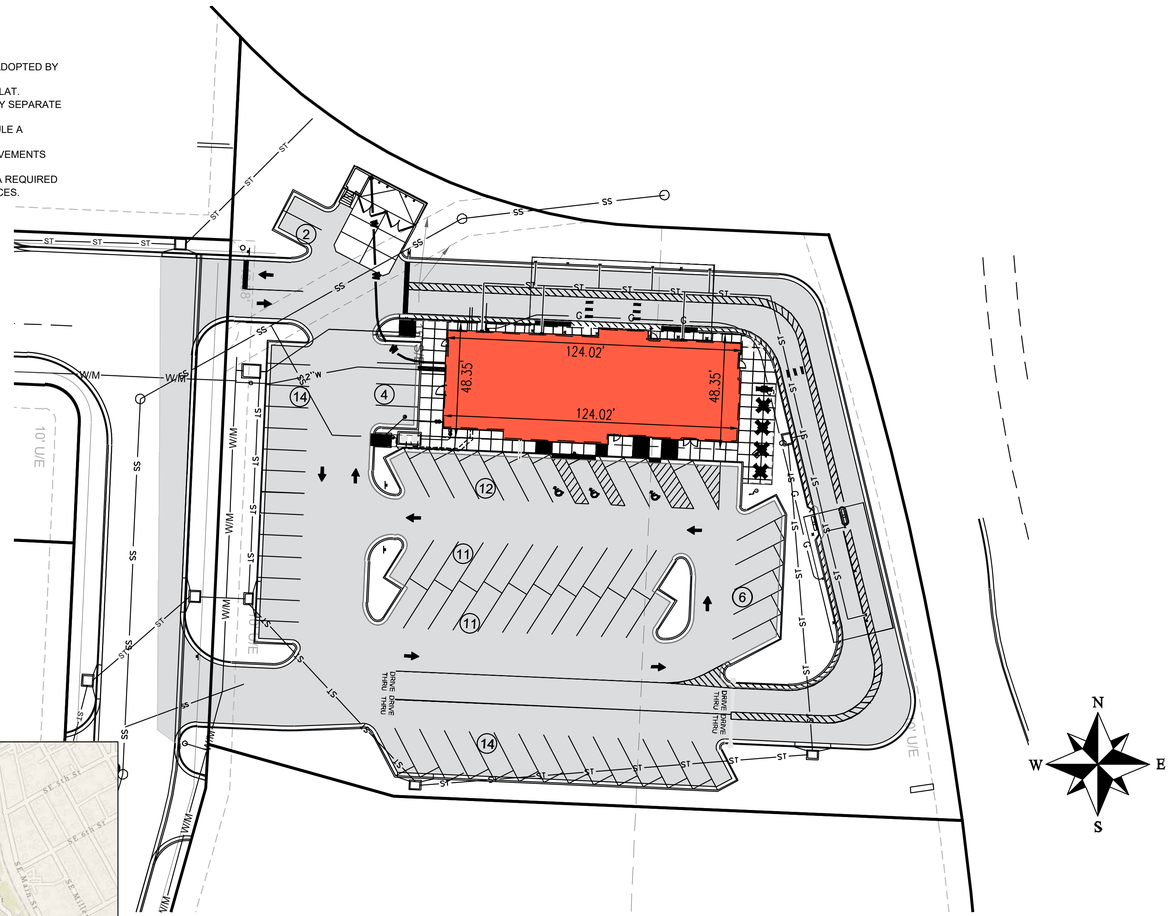
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

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

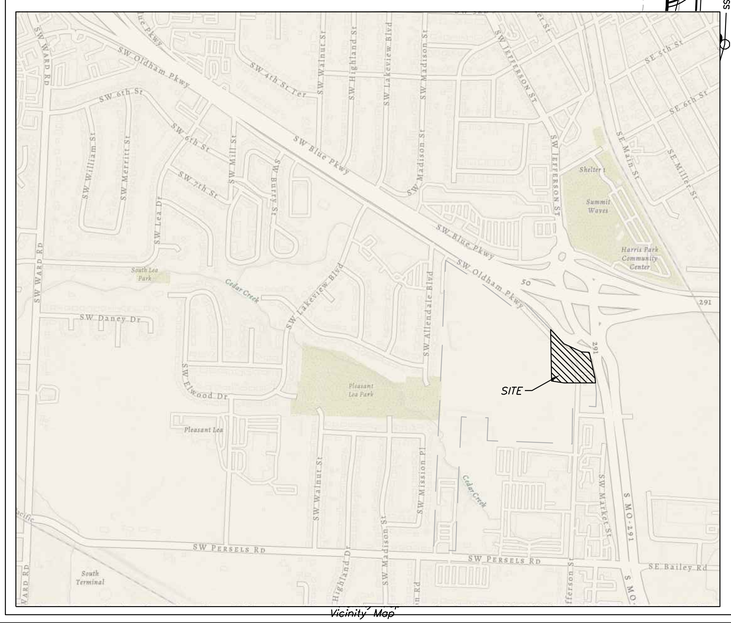
FLOOD INFORMATION:
The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

NOTE :

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



SITE LOCATION MAP
SCALE" 1"=30'



Vicinity Map

⚠1 Revised Vicinity Map.

DEVELOPER:
Chick-Fil-A
5200 Buffington
Atlanta, GA 30349

INDEX OF SHEETS:

Site Impervious Area

Total Area	*1.68 acres (73,122.83 sq. ft.)*
Commercial Office Site	
Site Area	*1.67 Acres*
Building	*5,351 sq. ft.*
Parking	*39665 sq. ft*
Sidewalk	*2,640 sq. ft.*
Impervious Area	*47,666 sq. ft (65.19% of Site)*
Floor-Area-Ratio	*7.33%*

⚠1 REVISED SITE DATE TABLE.

Parking:
Provided
71 Standard (3 ADA Accessible)

Parking:
Required
71 Standard (3 ADA Accessible)

Site Improvement Notes

Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the west side of property.

Water Main Improvements
-The site will utilize the existing water on the west side of property.

⚠1 Revised Water Note.

Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-N/A

Current Zoning: PMIX

LEGEND:

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

ENGINEER'S CERTIFICATION:

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

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
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LEE'S SUMMIT, MO 64082
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Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP- Lot 8
Issue Date: December 2, 2024

FINAL DEVELOPMENT PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
⚠1 REV. 6/2/2025

C.001

0 20' 40' 80'

North

PRE CLEARING PLAN

SCALE: 1" = 40'

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

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE ——SF-1——SF-1——

PHASE 2 SILT FENCE ——SF-2——SF-2——

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

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Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

Pre-Clearing Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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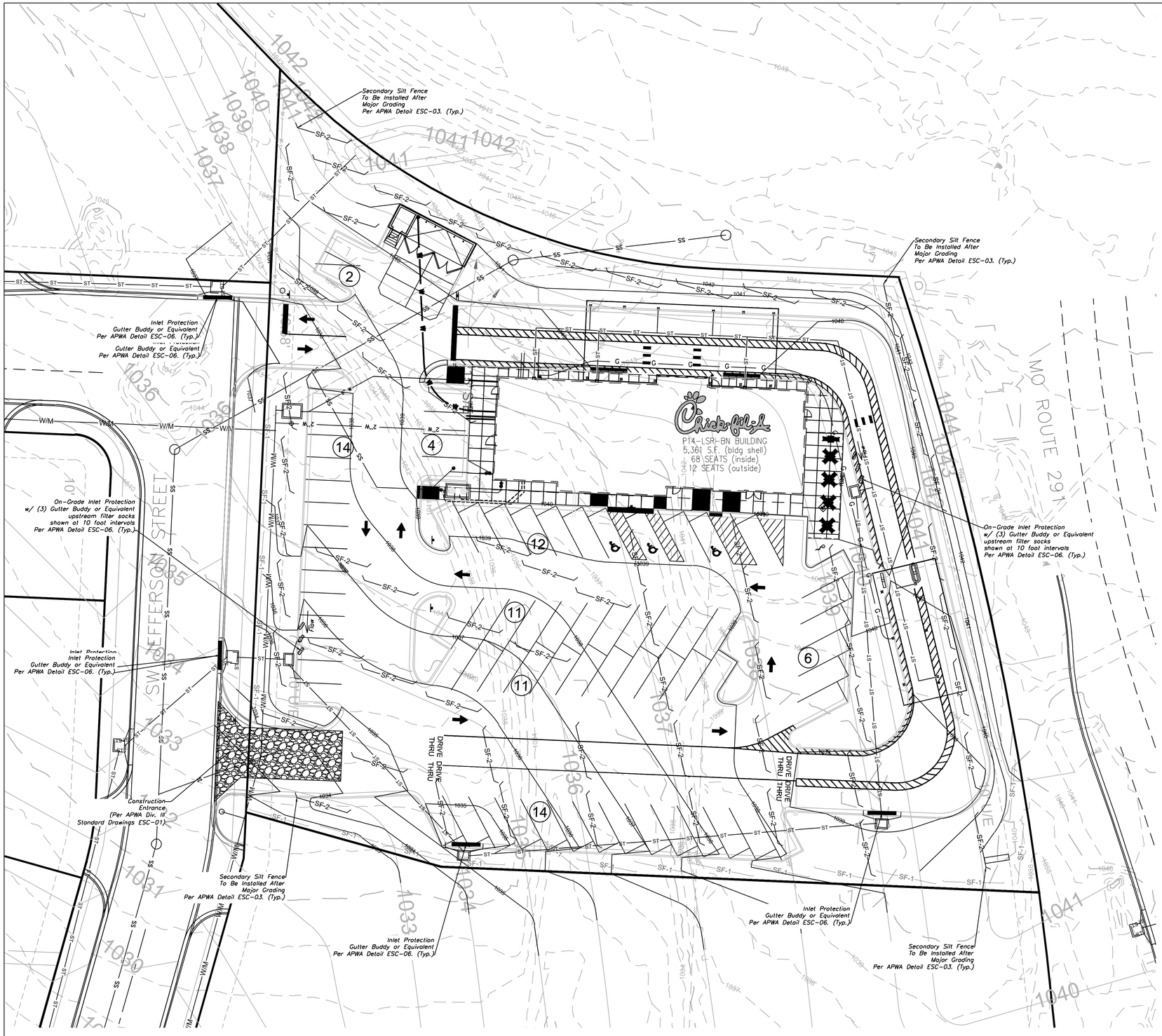
REVISIONS

1 REV. 6/2/2025

C.050



0 20' 40' 80'

INACTIVE AREA STABELIZATION PLAN

SCALE: 1" = 40'

North

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

EROSION CONTROL DESCRIPTION:

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

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

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

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

A.) INSTALLATION
1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

B.) TROUBLESHOOTING
1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
-INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
-SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
-PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C.) INSPECTION AND MAINTENANCE
1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

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

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

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

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

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

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE SF-1 SF-1

PHASE 2 SILT FENCE SF-2 SF-2

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

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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Inactive Area Stabilization Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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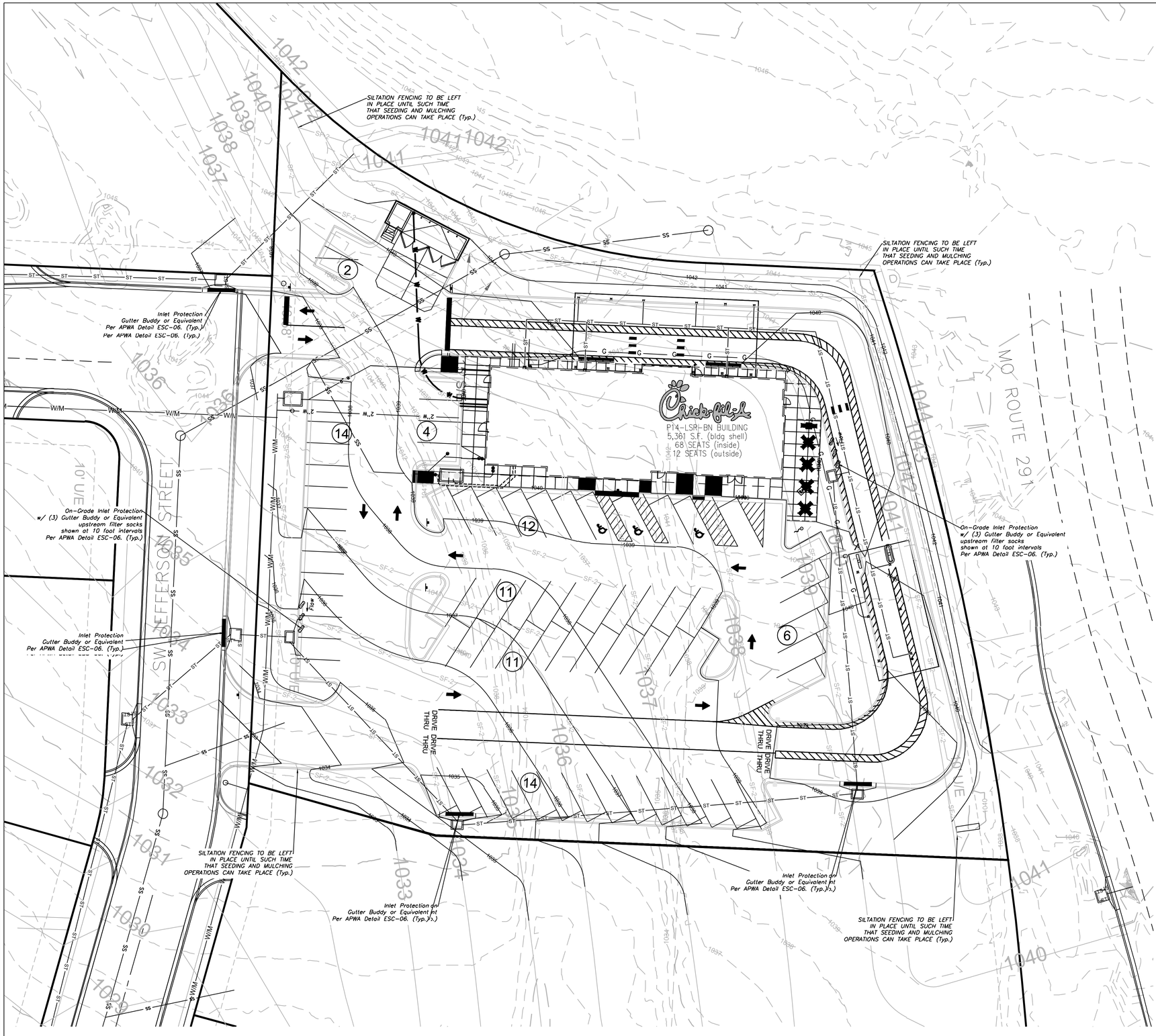
REVISIONS

1 REV. 6/2/2025

C.051



0 20' 40' 80'

FINAL RESTORATION PLAN

SCALE: 1" = 40'

North

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

SEED AND MULCH NOTES:

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

Seed and Fertilizer Rate:

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

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

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

8 inches minimum of topsoil shall be provided for final restoration of disturbed areas throughout the project area.

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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Final Restoration Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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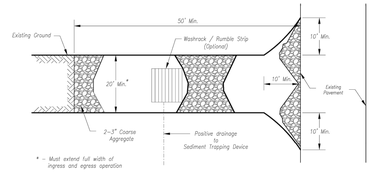
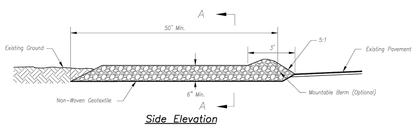
REVISIONS

1 REV. 6/2/2025

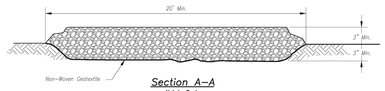
C.052



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

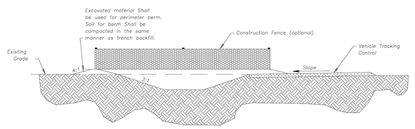
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

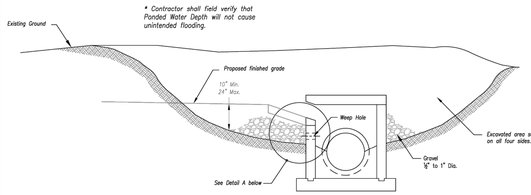
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

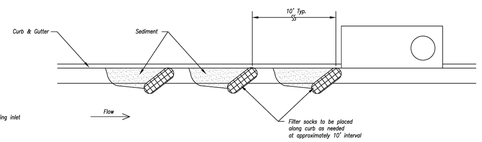


CONCRETE WASHOUT

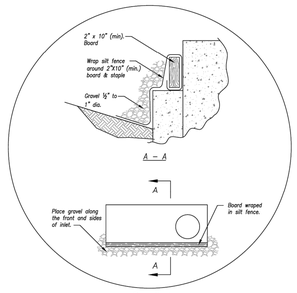
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016





On Grade Curb Inlet Protection



Detail A

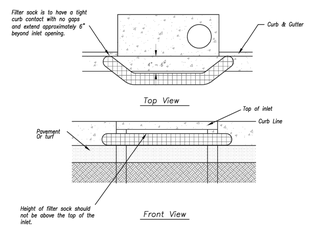
Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage area when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

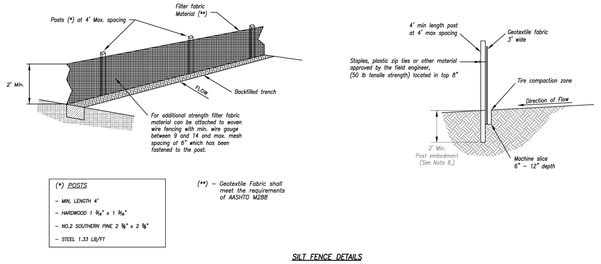


Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 9/16" x 1 9/16"
- NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"
- STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

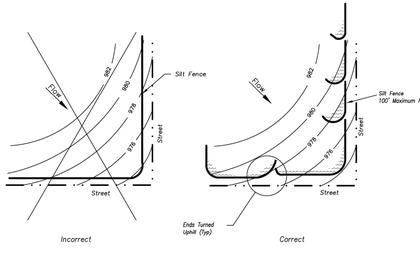
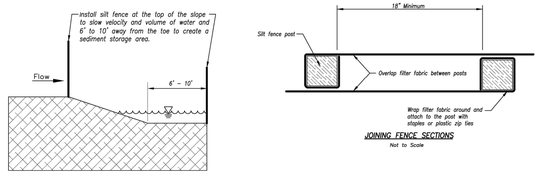


Figure A

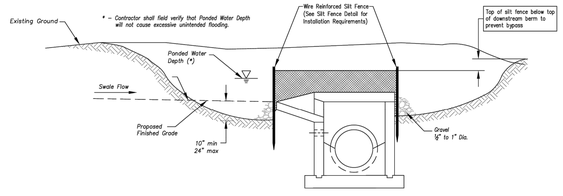


JOINING FENCE SECTIONS
Not to Scale

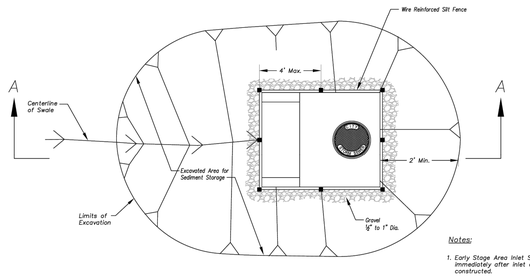
SILT FENCE LAYOUT
Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016



Section A-A
Not to Scale

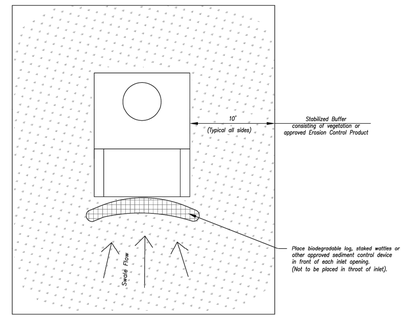


Plan
Not to Scale

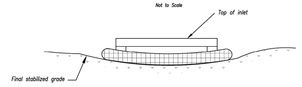
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

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Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

EROSION CONTROL DETAILS
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 6/2/2025

C.053

SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B PAINTED HANDICAP PARKING SYMBOL (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
4 MULTI-LANE DIRECTIONAL GRAPHICS (4 C-400)
5 STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-400)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 SOLID PLASTIC WHEEL STOP (6 C-400)
7 BOLLARD MOUNTED SIGN (7 C-400)
8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS) (8 C-400)
9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (9 C-400)
10 RETURNED CURB HANDICAP RAMP (10 C-400)
11 SIDEWALK ACCESSIBLE RAMP (1 C-401)
12 DETECTABLE WARNING DEVICE (2 C-401)
13 TYPICAL ADA RAMP & HANDRAIL (3 C-401)
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ENTRY DOOR FROST SLAB DETAIL (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER

19 LANDSCAPE & IRRIGATION PROTECTOR (9 C-401)
20 TYPICAL HMAC PAVEMENT SECTION (1 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 CONCRETE APRON AT TRASH ENCLOSURE (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 CONCRETE PAVEMENT SECTIONS (6 C-402)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-402)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-402)
28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)
FOR CONCRETE PAVING
32 DRIVE-THRU PLAN - FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 DRIVE-THRU ORDER POINT ISLAND (3 C-403)
35 MENU BOARD LOOP DETECTION SYSTEM (4 C-403)
36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 THICKENED PAVEMENT @ STRUCTURES (9 C-403)
41 STORM STRUCTURE WEEP HOLE DETAILS (10 C-403)
42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
43 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
44 GREASE TRAP
45 EXISTING POLE MOUNTED TRANSFORMER (TO BE REUSED)
46 BIKE RACK
47 LANDSCAPED AREA
48 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
49 CONCRETE PAD FOR OPTIONAL CASH STATION
50 FREE-STANDING ORDER POINT CANOPY
51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
52 COLORED CONCRETE CROSSWALK (RED)
53 4" SOLID YELLOW STRIPING

SITE DATA:

- TAX KEY #:
- ZONING: PMIX
- PARCEL SIZE: 7.3122± SQ. FT. (1.68 ACRES)
- PROP. PROPERTY ACQUISITION: 0± SQ. FT. (0.000 ACRES)

⚠ REVISED SITE DATE TABLE.

BUILDING DATA:

- BUILDING FLOOR AREA: 5,361± SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 20 EMPLOYEES
- TOTAL NUMBER OF SEATS = 80
  - ** INDOOR SEATS = 68
  - ** OUTDOOR SEATS = 12

PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 23
- NUMBER OF ADA SPACES: 1
- TOTAL NUMBER OF SPACES PROVIDED: 24
- MAXIMUM NUMBER OF SPACES ALLOWED: 19
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 18.0'
- MINIMUM ISLE WIDTH: 24.0' (90°)

PARKING FORMULA:

- MINIMUM 1 PARKING SPACE FOR EACH 1,000 SF OF GROSS FLOOR AREA; MAXIMUM 3.5 FOR 1,000 SF OF GROSS FLOOR AREA
- (5,361/1000 X 3.5 = 18.8)
  - ** MINIMUM PARKING REQUIRED = 5 SPACES
  - ** MAXIMUM PARKING ALLOWED = 19 SPACES

⚠ REVISED STREET NAME.

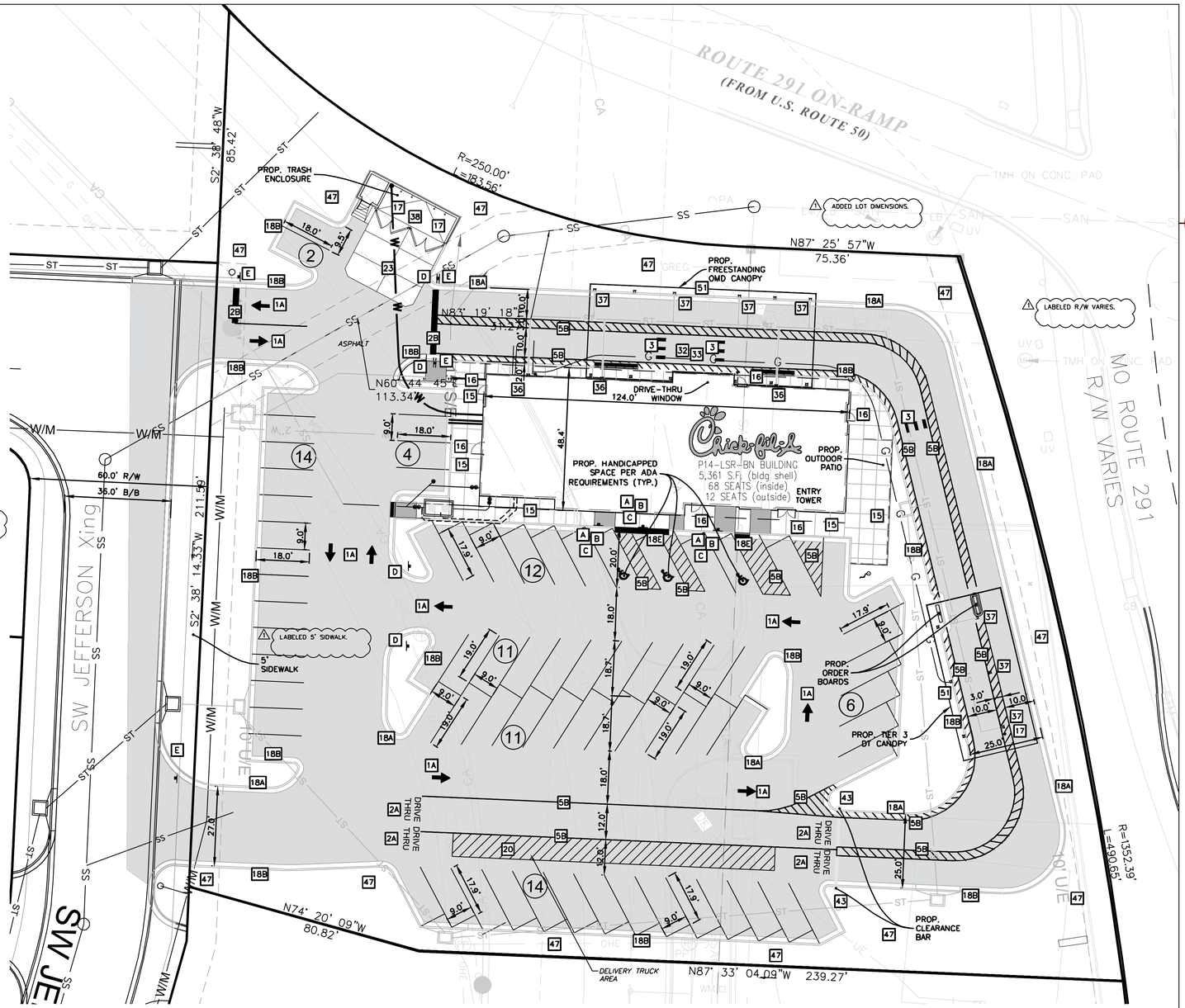
HATCH LEGEND

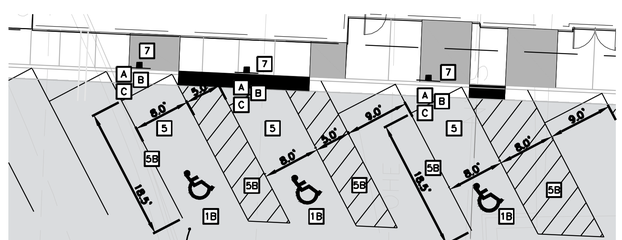
- DENOTES STANDARD PAVEMENT SECTION
- DENOTES CONCRETE SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES REVERSE CURB & GUTTER

SIGN LEGEND

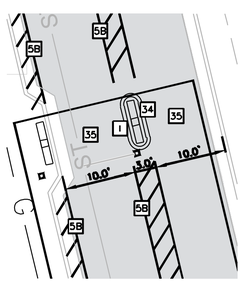
** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
G FLAG POLE (SEE SIGNAGE PACKAGE)
H CFA PYLON SIGN (SEE SIGNAGE PACKAGE)
I DIGITAL DRIVE-THRU MENU BOARDS





1 C-200 ADA PARKING STALL LAYOUT DETAIL
SCALE: 1"=10'



2 C-200 ORDER CANOPY LAYOUT DETAIL
SCALE: 1"=10'

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY".

NORTH
0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

SITE PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

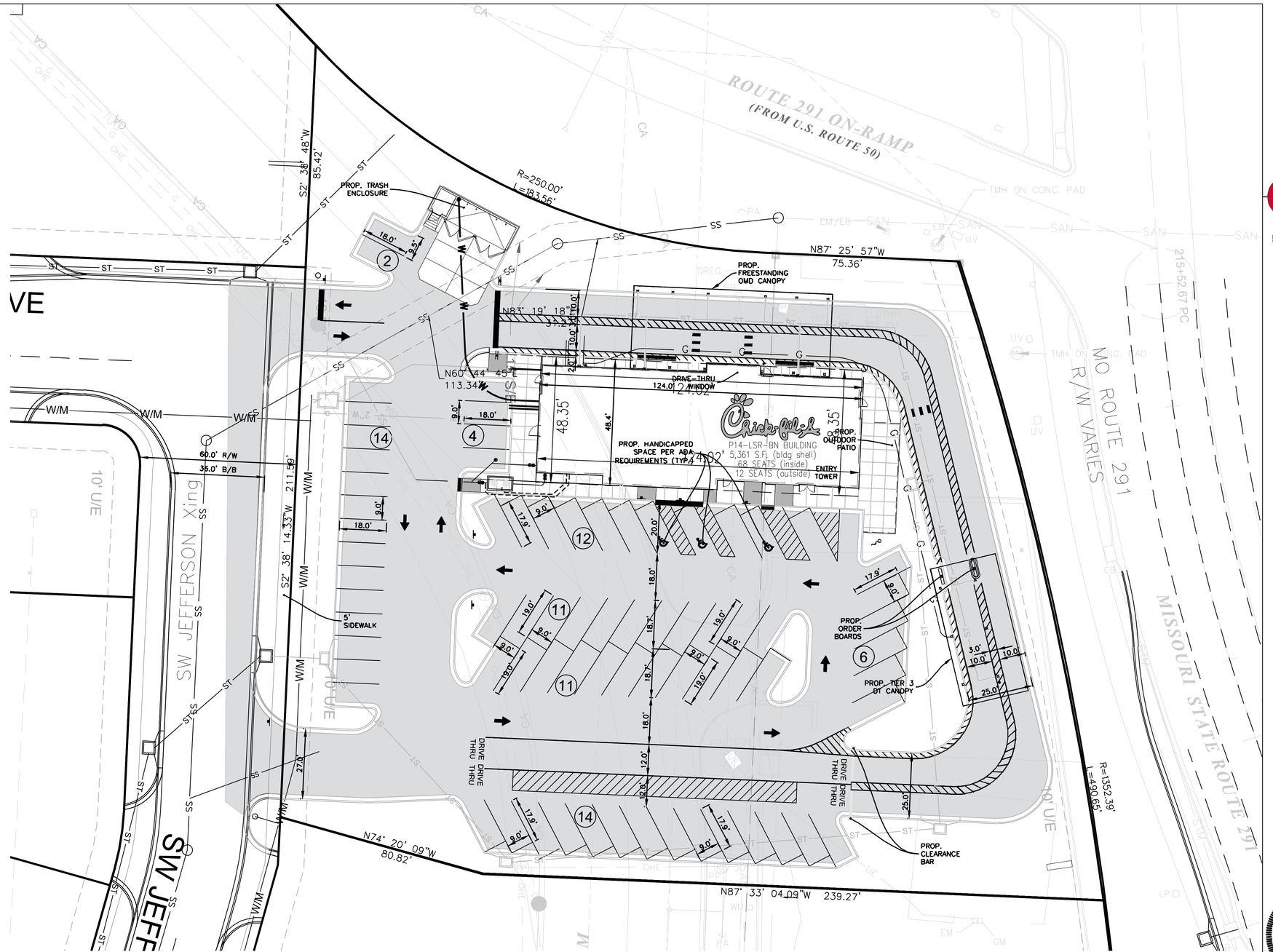
REVISIONS
⚠ REV. 6/2/2025

C.100

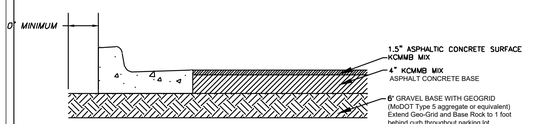
Notes:

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

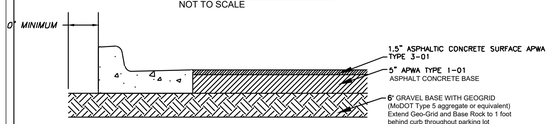
EXTERIOR ELEVATION
5 TRASH ENCLOSURE - FRONT ELEVATION



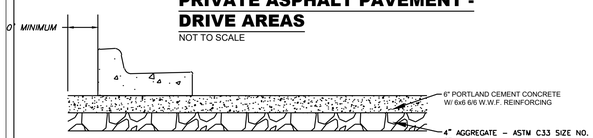
⚠ ADDED TYPICAL PAVEMENT SECTIONS AND TRASH ENCLOSURE DETAIL.



PRIVATE ASPHALT PAVEMENT - PARKING AREAS
NOT TO SCALE



PRIVATE ASPHALT PAVEMENT - DRIVE AREAS
NOT TO SCALE



CONCRETE PAVEMENT
NOT TO SCALE

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Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP- Lot 8
Issue Date: December 2, 2024

DIMENSION PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
12/1/2025
PROFESSIONAL ENGINEER

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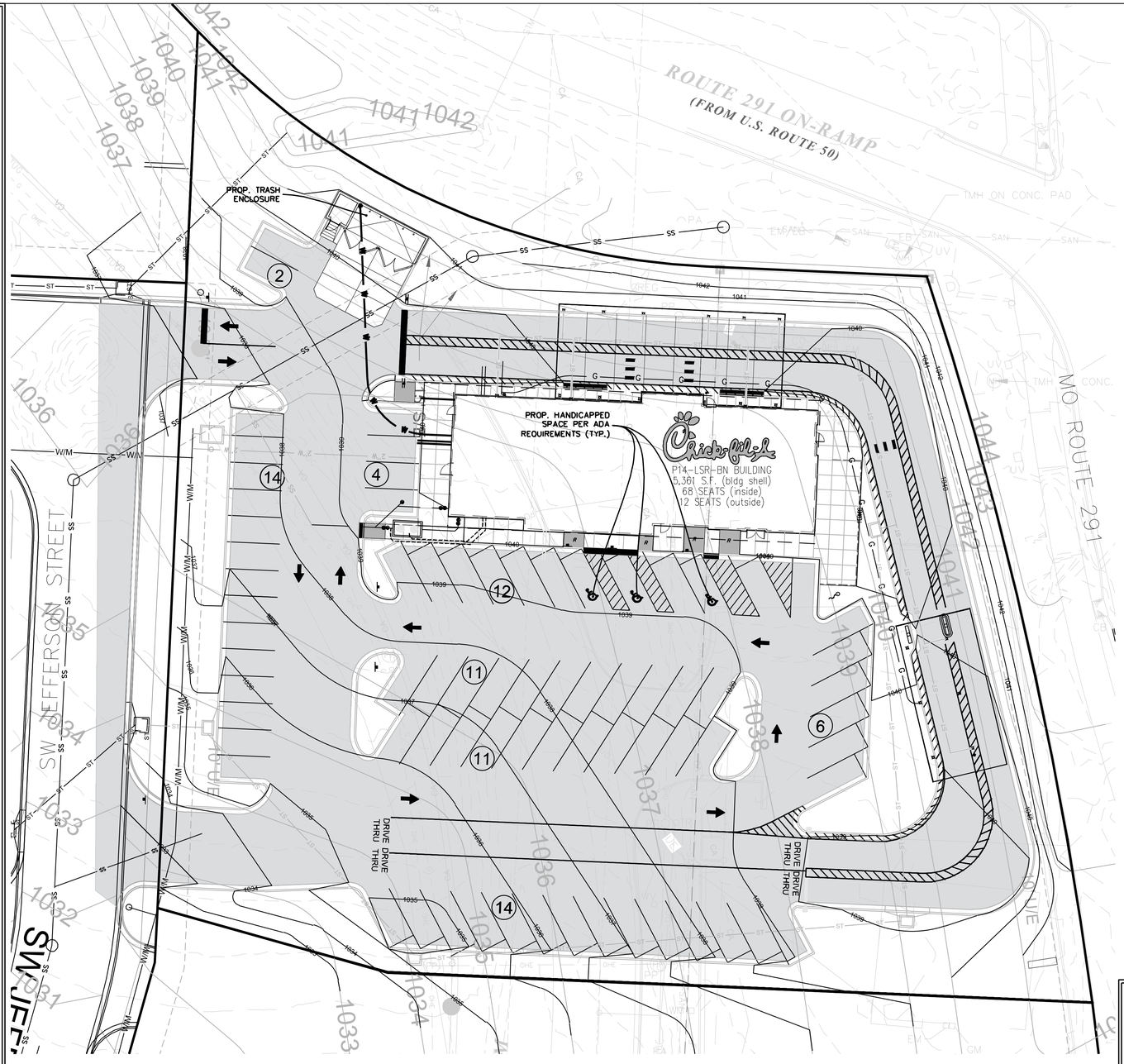
REVISIONS

⚠1 REV. 6/2/2025

C.101

GRADING & DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
3. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
9. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
10. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
11. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
12. SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
13. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED
14. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
15. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
16. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
17. NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA
18. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
19. ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
21. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
22. BACKFILL TO THE TOP OF CURBS.
23. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS
24. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.
25. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
27. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
28. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
29. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT VILLAGE OF NILES STANDARDS & SPECIFICATIONS AND THE METROPOLITAN WATER RECLAMATION DISTRICT STANDARDS.



TRAFFIC CONTROL NOTES:

- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON, ALONG, AND ADJACENT TO GREENWOOD AVENUE.
- ALL APPLICABLE VILLAGE/COUNTY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN VILLAGE/COUNTY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

NOTE:

- ALL STORM STRUCTURES WITHIN PAVED AREAS REQUIRE WEEP HOLES. SEE DETAILS 40 & 40A ON SHEET C-403 FOR WEEP HOLE DETAILS.

HATCH LEGEND

- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER
- DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER
- DENOTES AREA OF DEPRESSED SIDEWALK
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
- DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

GENERAL NOTES:

- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN VILLAGE OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE VILLAGE ENGINEERING DIVISION.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE VILLAGE.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE VILLAGE CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF IDOT DESIGN STANDARDS
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEO TECHNICAL REPORT PREPARED FOR THIS PROJECT.
- CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SHEET L-101 FOR DETAILS.

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

Professional Registration
Missouri
Engineering 2006002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

GRADING PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
⚠ REV. 6/2/2025

C.200

PROP. TRASH ENCLOSURE

PROP. HANDICAPPED SPACE PER ADA REQUIREMENTS (TYP.)

New R7-8 Handicap Sign (See Detail Sheet C.605)

Flattened ADA Curb

Chick-fil-A

P14-LSR-BN BUILDING
5,361 S.F. (bldg shell)
68 SEATS (inside)
12 SEATS (outside)

Accessible Route

Accessible Route

Accessible Route

GENERAL NOTES:

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- DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

1 C-301 CANOPY GRADING DETAIL
SCALE: 1"=10'

ADA ROUTE SCHEMATIC
SCALE: NTS

NORTH

0 10'
1" = 10'

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

SPOT ELEVATIONS
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
REV. 6/2/2025

C.201

NORTH

0 10'

1" = 10'

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P14-LSR-BN BUILDING
5,361 S.F. (bldg shell)
68 SEATS (inside)
12 SEATS (outside)

New R7-8 Handicap Sign (See Detail Sheet C.605)

Flattened ADA Curb

Accessible Route

Accessible Route

Accessible Route

DRIVE THRU

DRIVE THRU

DRIVE THRU

10' U/E

10' U/E

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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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SPOT ELEVATIONS
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P14-LSR-BN BUILDING
5,361 S.F. (bldg shell)
68 SEATS (inside)
12 SEATS (outside)

2 4 14 12 11

1044 1043 1042 1041 1040 1039

NORTH

0 10'
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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
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SPOT ELEVATIONS
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C.202

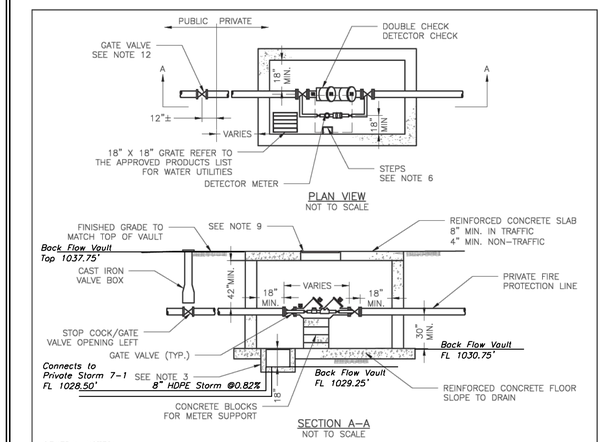
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER SERVICES.
5. MAINTAIN A MINIMUM OF 3.5' COVER OVERALL SANITARY SEWER.
6. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL JULIE AT 1-800-892-0123 AT LEAST 72 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
11. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
12. SEE SITE SPECIFICATIONS "UNDERGROUND UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
13. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
14. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM EXIST. PRIMARY WIRE ALONG EAST SIDE OF PROPERTY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
15. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
16. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
17. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES SHALL BE SDR 26 FOR 4" & 6".
18. NICOR WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. CONTACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS IS PAVING IS COMPLETE PRIOR TO NICOR INSTALLING SERVICE LINE.
19. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM ATT PEDESTAL TO BUILDING. ATT TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE. CONDUITS TO BE INSTALLED A MINIMUM 24" BELOW FINISHED GRADE.
20. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. COMED TO PROVIDE AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FURNISH AND INSTALL (4) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR SECONDARY ELECTRIC SERVICE. CONDUITS SHALL HAVE A MINIMUM OF 36" OF COVER. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH COMED SPECIFICATIONS AND REQUIREMENTS. TRANSFORMER PAD SHALL BE INSTALLED TO FINAL GRADE AND LEVELED.
21. CONTRACTOR TO FURNISH AND INSTALL (1) 3" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR ISP SERVICE FROM ATT MAIN TO BUILDING. ATT TO SUPPLY, PROVIDE AND INSTALL ISP SERVICE. CONDUIT TO BE INSTALLED MINIMUM 24" BELOW FINISHED GRADE.
22. ALL SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN WATER RECLAMATION DISTRICT.
23. ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS.
24. THE CFA FIRE SERVICE PIPE SHALL BE DIP CLASS 52 PIPE.
25. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
26. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
27. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
28. ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.
29. TRACER WIRE IS REQUIRED PER STATE AND CITY OF LEE'S SUMMIT, MO STANDARDS.
30. IF EXISTING SANITARY/WATER LATERALS ARE NOT TO BE USED/REUSED, THEY SHALL BE ABANDONED AT MAIN PER CITY OF LEE'S SUMMIT, MO STANDARDS.

MISCELLANEOUS NOTES:

- ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE VILLAGE AND/OR IDOT TO OBTAIN APPLICABLE PERMITS.
- WORK WITHIN THE ROW SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE SPECIFICATIONS.
- ONLY THE VILLAGE OF NILES PUBLIC WORKS DEPARTMENT MAY OPERATE EXISTING VALVES.
- THE CONTRACTOR MUST CONTACT THE VILLAGE OF NILES PUBLIC WORKS DEPARTMENT TO SCHEDULE INSPECTIONS FOR ALL WORK WITHIN THE ROW.
- TRACER WIRE ON THE WATER SERVICE SHALL BE CONNECTED TO THE TRACER WIRE ON THE WATER MAIN AND INSTALLED IN ACCORDANCE WITH THE VILLAGE SPECIFICATIONS.

* ANY WORK PERFORMED IN THE ROW SHALL BE PERFORMED BY A VILLAGE "QUALIFIED" CONTRACTOR AND MONITORED BY PUBLIC WORKS.



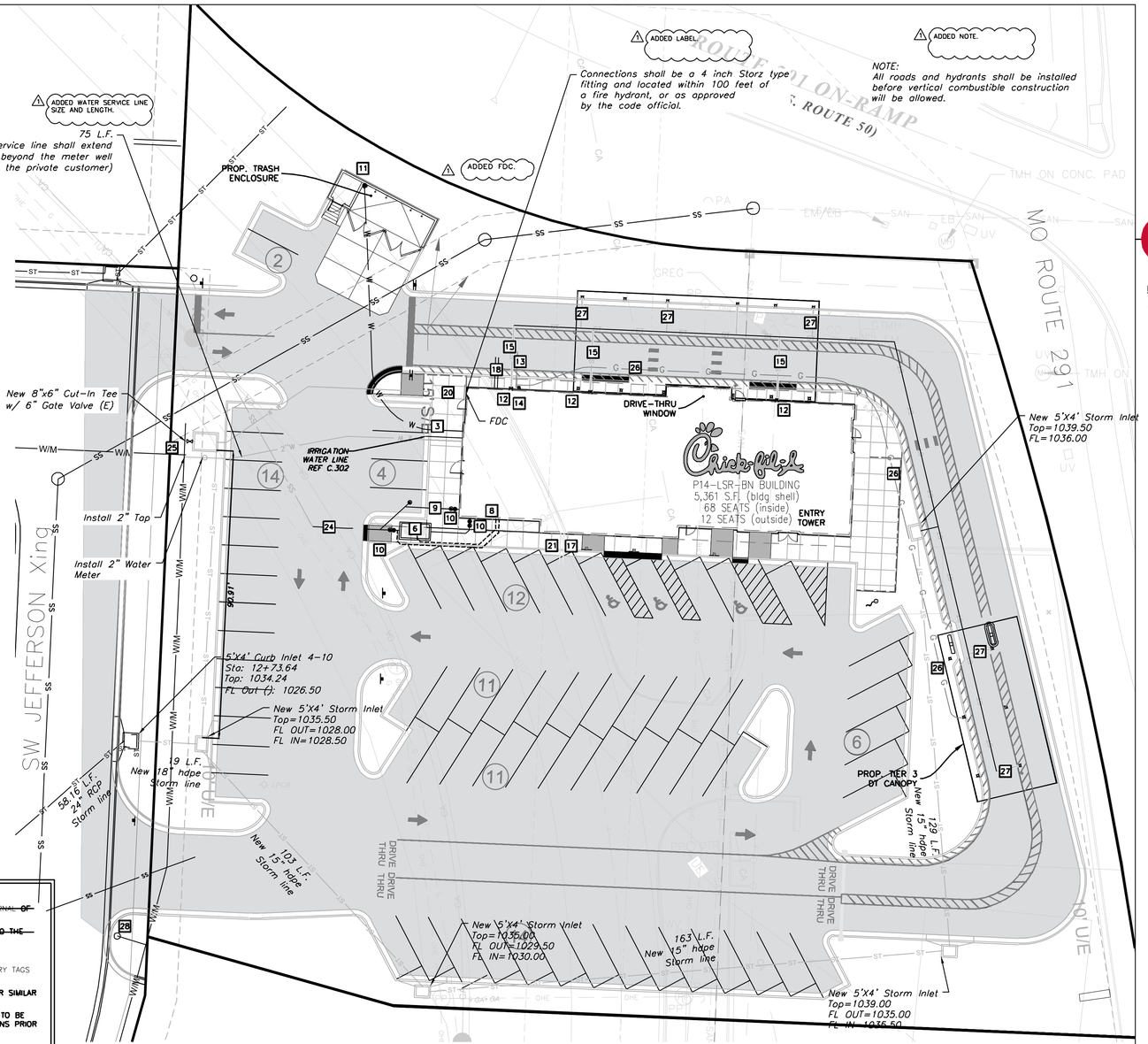
GENERAL NOTES:

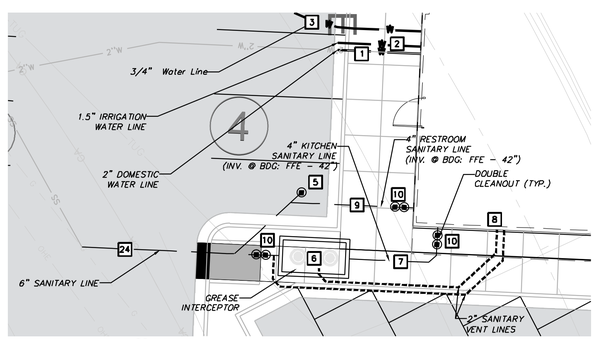
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE METER.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

LEE'S SUMMIT MISSOURI	Date: 02/2016
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
	Checked By: DL
VAULT FOR DOUBLE CHECK DETECTOR CHECK	WAT-12

LAYOUT NOTES

1. ~~PAY CONNECTION FEES FOR 2" DOMESTIC/6" FIRE WATER SERVICE AND METER. DOMESTIC SERVICE TO SPLIT OFF FIRE SERVICE INTERNAL OF BUILDING.~~
2. ~~1.5" SOFT COPPER (TYPE K) IRRIGATION LINE TO HAVE SEPARATE METER LOCATION ADJACENT TO DOMESTIC WATER METER INTERNAL TO THE BUILDING. MAINTAIN MIN. 5.5' COVER.~~
3. 3/4" CW TO DUMPSTER POST HYDRANT (SOFT COPPER TYPE K). MAINTAIN MIN. 3.5' COVER.
4. CONNECTION TO EXIST. 15" SANITARY SEWER. CONTRACTOR TO VERIFY INVERT AT MAIN PRIOR TO ORDERING STRUCTURES. SEE SANITARY TAGS FOR INFO.
5. 4" OR 6" CLEAN OUT (SEE DETAIL). CLEANOUT SHALL BE FLUSH w/ PAVEMENT & INSTALLED UNDER A PROTECTIVE METAL BOX COVER SIMILAR TO A METER PIT COVER WITH A TRAFFIC BEARING LID.
6. PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED.VERIFY GREASE TRAP MEETS VILLAGE/COUNTY SPECIFICATIONS PRIOR TO INSTALLATION. REFER TO PLUMBING PLAN. SHEET P-101.
7. 4" KITCHEN WASTE LINE (SEE SANITARY TAGS FOR INFO)
8. 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR. (SEE SHEET P-101 FOR LOCATION)
9. 4" RESTROOM WASTE LINE (SEE SANITARY TAGS FOR INFO)
10. 4" OR 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)(SEE DETAIL 37/C-403)
11. DUMPSTER POST HYDRANT. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
12. DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
13. PROPOSED GAS SERVICE (SEE NOTE 19)
14. COORDINATE GAS METER INSTALLATION WITH GAS COMPANY.
15. 8" PVC SDR 26 ROOF DRAIN PIPE SYSTEM (CONNECT TO SITE STORM DRAIN)
16. UNDERGROUND PRIMARY ELECTRIC SERVICE. (SEE NOTE 21)
17. UNDERGROUND PRIMARY TELEPHONE SERVICE. (SEE NOTE 20)
18. UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. (SEE NOTE 21)
19. PROPOSED PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY STANDARDS. SEE SERVICE UTILITY NOTES, THIS SHEET.
20. 6" DUCTILE IRON PIPE - FIRE SERVICE. MAINTAIN MIN. 5.5' COVER.
21. UNDERGROUND ISP SERVICE (SEE NOTE 22)
22. INSTALL TRANSFORMER PAD (SEE NOTE 21)
23. EXISTING WATERMAIN (APPROX. LOCATION. CONTRACTOR TO VERIFY LOCATION, DEPTH, & SIZE.)
24. 6" SCHEDULE 40 PVC WATERMAIN QUALITY PIPE - SANITARY SERVICE PIPE
25. ~~6" PRESSURE TAP WITH VALVE & VALVE VAULT (CONTRACTOR TO VERIFY SIZE OF MAIN PRIOR TO ORDERING STRUCTURES)~~
26. 1.5" GAS SERVICE LINE TO DRIVE-THRU CANOPY
27. 6" PVC SDR 26 CANOPY DRAIN SYSTEM (CONNECT TO SITE STORM DRAIN)
28. FIRE HYDRANT ASSEMBLY AND 6" LEAD





1 PS-100 UTILITY LAYOUT BLOW-UP DETAIL
SCALE: 1"=10'

0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

ONSITE WATERLINE NOTES:

- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED AUXILIARY GATE VALVE.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

LEGEND:

DENOTES MAINTAIN 18" VERTICAL SEPARATION PER IEPA & MWRD REQUIREMENTS

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Surveying 2005008319-D
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Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

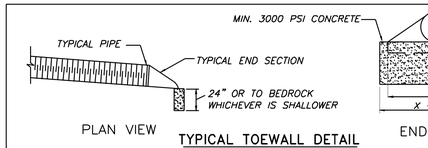
Utility Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

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

Project: FDP: Lot 8
Issue Date: December 2, 2024

REVISIONS
REV. 6/2/2025

C.300



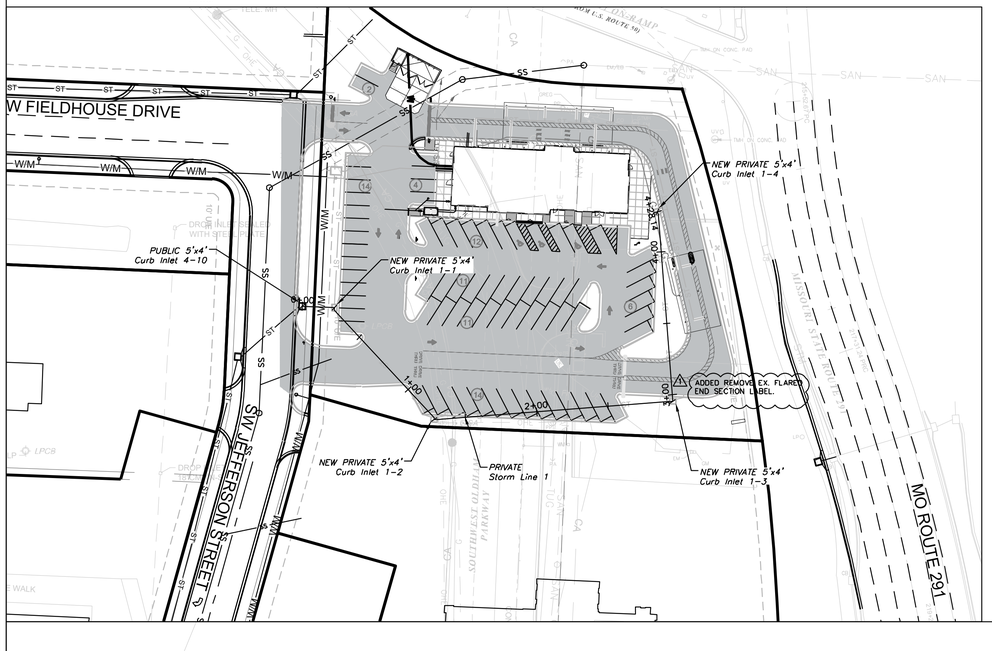
TYPICAL TOEWALL DETAIL
N.T.S.

GRAPHIC SCALE
0 25' 50' 100'

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

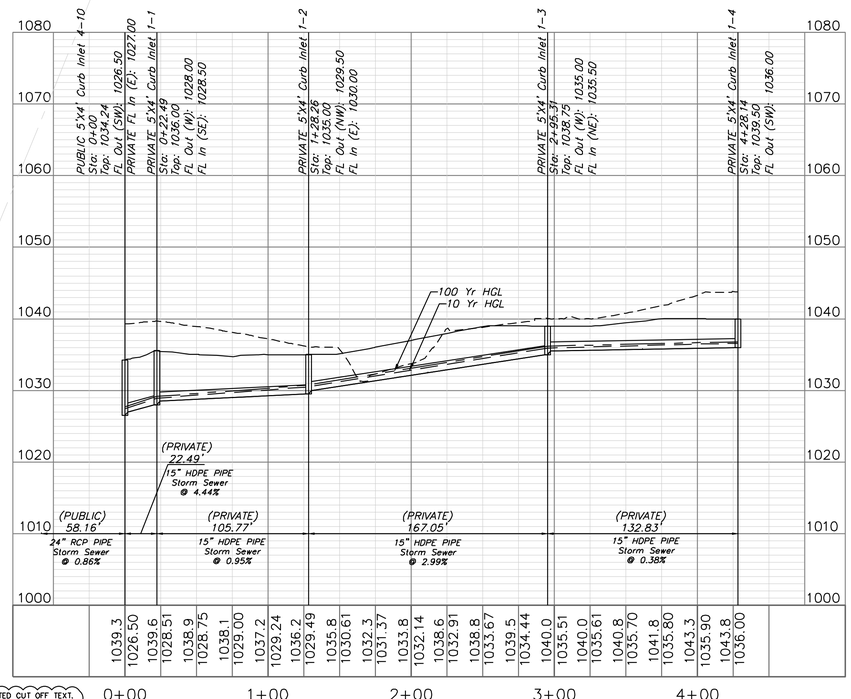
GRAPHIC SCALE
0 25' 50' 100'

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



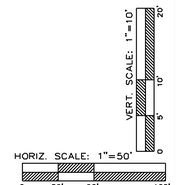
PRIVATE STORM LINE 1

⚠ ADDED REMOVE EX. FLARED END SECTION LABEL.



⚠ RELOCATED CUT OFF TEXT.

⚠ RELABELED STRUCTURE 2-4.



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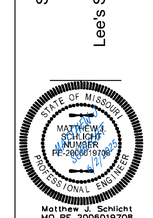
Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri



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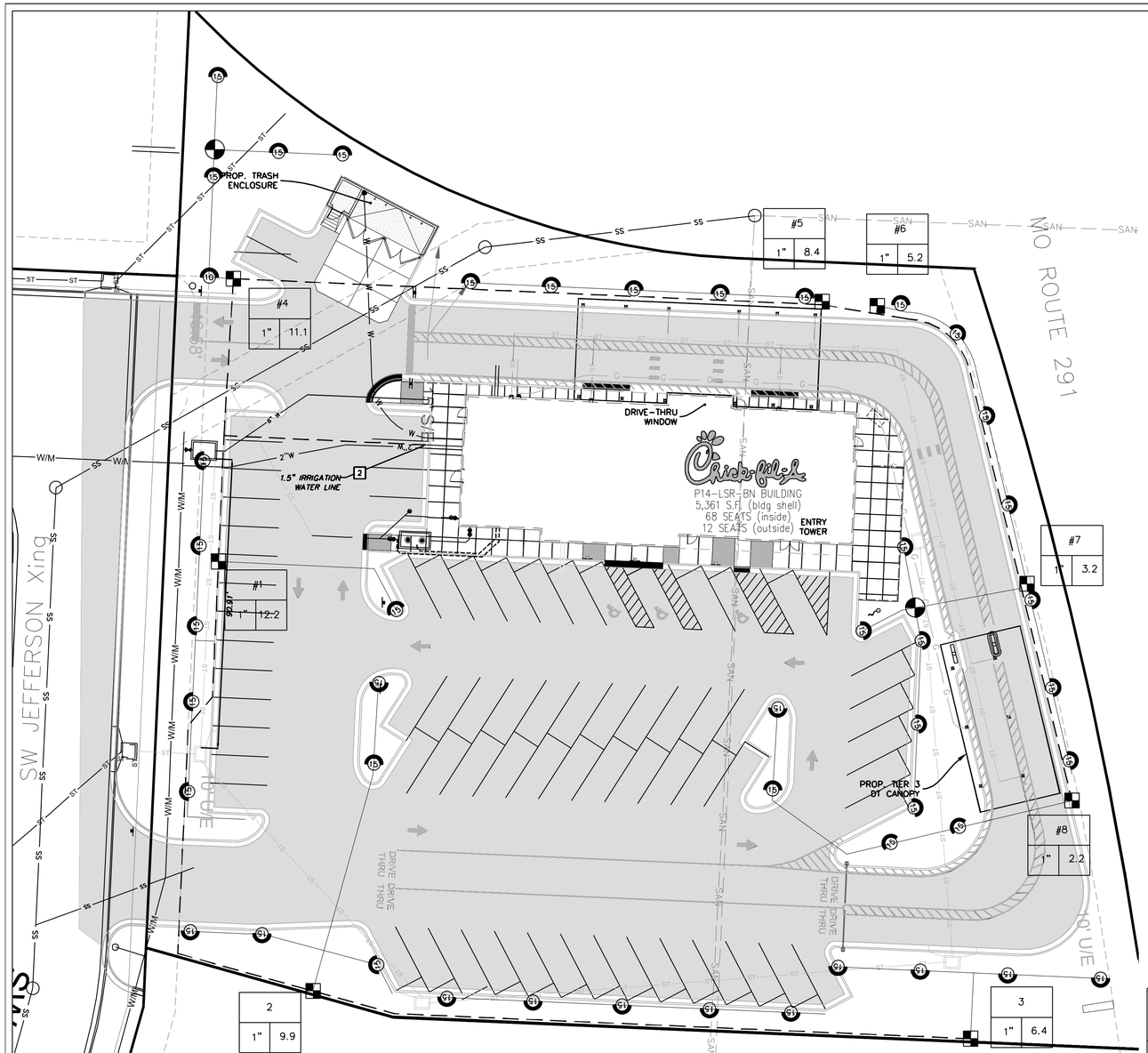
REVISIONS
⚠ REV. 6/2/2025

C.301



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	RADIUS
	Rain Bird 1804 15LCS	4	LCS	30	4'x15'
	Rain Bird 1804 15RCS	5	RCS	30	4'x15'
	Rain Bird 1804 15SST	2	SST	30	4'x30'
	Rain Bird 1804 10H	16	180	30	10'
	Rain Bird 1804 10Q	3	90	30	10'
	Rain Bird 1804 12H	4	180	30	12'
	Rain Bird 1804 12Q	6	90	30	12'
	Rain Bird 1804 15H	9	180	30	15'
	Rain Bird 1804 15Q	8	90	30	15'

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Rain Bird XCZPGA-100-PRF 1"	4	
	Area to Receive Dripline	2415 l.f.	20
	Rain Bird XFD-09-18		

SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird PGA Globe 1"	4
	Rain Bird 44-NP 1"	1
	Rain Bird ESP-LXD	1
POC	Point of Connection 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	1001 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	424.0 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 2"	20.0 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 4"	59.4 l.f.

Valve Callout

CRITICAL ANALYSIS

P.O.C. NUMBER: 01	Location LSMO
Water Source Information:	
FLOW AVAILABLE	1"
Point of Connection Size: Flow Available	25.12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	40 PSI
Pressure Available:	40 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	18.25 GPM
Flow Available at POC:	25.12 GPM
Residual Flow Available:	6.87 GPM
Design Pressure:	30 PSI
Friction Loss:	2.82 PSI
Fittings Loss:	0.28 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5.93 PSI
Pressure Req. at Critical Station:	39.0 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.43 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	39.5 PSI
Pressure Available:	40 PSI
Residual Pressure Available:	0.49 PSI

NORTH

0 20'

1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS

0 1"

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

IRRIGATIONSPECIFICATIONS

1. IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 16 GPM AT A CONSTANT PRESSUREOF 40 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE. POINT OF CONNECTION SHELL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THE SEPARA METERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
2. IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENDED ABOVE.
3. POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY POWER AVAILABLE MEETS THE REQUIREMENTS OF THE COMPONENT'SMANUFACTURER. IF POWER AVAILABLE IS INADEQUATE, CONTRACTOR SHALL NOTIFY THEOWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BEMADE ONLY AFTER NOTIFYING THEOWNER'S REPRESENTATIVE.
5. SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTYLINES AND OUTSIDE OF HARDSCAPE AREAS.
6. MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE.
7. SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. CONTROLLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
9. ALL CONTROLLER/DECODER WIRE SHALL BE THE 2-WIRE CABLE SPECIFIED BY THE CONTROLLER MANUFACTURER.
10. ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
11. ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATERPROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
12. DEPTH OF IRRIGATION PIPING; 18" ON MAINLINE; 12" ON LATERALS.
13. SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".

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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Irrigation Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 6/2/2025

0 20'

1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS

0 1"

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Roof Drain Plan
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
12/31/2025

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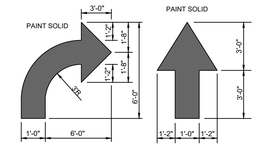
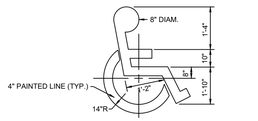
NE PE E-14335

REVISIONS

1 REV. 6/2/2025



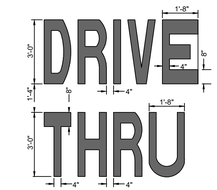
1A C-400 DIRECTIONAL ARROW
NOT TO SCALE



1B C-400 ACCESSIBILITY SYMBOL
NOT TO SCALE

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

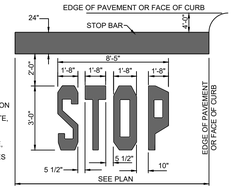
1 C-400 PAVEMENT MARKINGS - 1
NOT TO SCALE



2A C-400 DRIVE-THRU
NOT TO SCALE

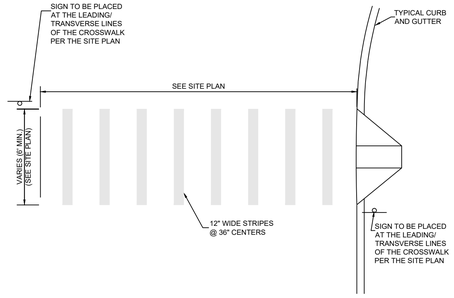
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOTE:
IF STOP SIGN IS PROPOSED, "STOP" LETTERING GRAPHIC IS NOT REQUIRED.



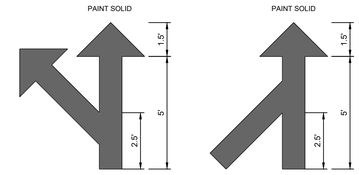
2B C-400 STOP BAR
NOT TO SCALE

2 C-400 PAVEMENT MARKINGS - 2
NOT TO SCALE



NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT AND YELLOW REFLECTIVE PAINT ON CONCRETE.

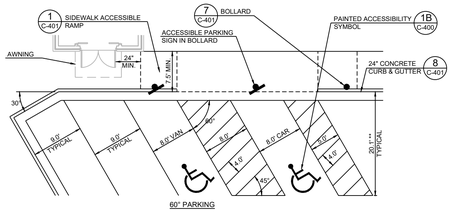
3 C-400 CROSSWALK MARKINGS
NOT TO SCALE



MULTI-LANE SPLIT MULTI-LANE MERGE

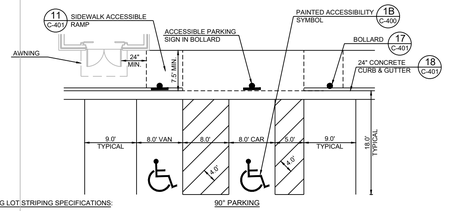
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

4 C-400 MULTI-LANE DIRECTIONAL GRAPHICS
NOT TO SCALE



60° PARKING

** 60° PARKING STALL CAN BE REDUCED TO 18' MINIMUM IF SITE CONDITIONS REQUIRE IT.



90° PARKING

NOTES

1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1.5% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, THIS DETAIL.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. ACCESSIBLE PARKING AND ACCESSIBLE AISLE STRIPING COLOR SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
7. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
8. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
9. ALL DIMENSIONS ARE TO CENTER OF STRIPE UNLESS OTHERWISE NOTED.
10. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5 C-400 PARKING STALL LAYOUT AND STRIPING
NOT TO SCALE

PARKING LOT STRIPING SPECIFICATIONS:

STANDARDS:
1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE-ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

AIRLESS

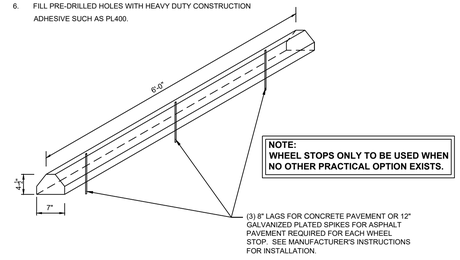
• PRESSURE	1800-2700 PSI
• HOSE	25' 3/8" ID
• TIP	0.015"-0.017"
• FILTER	60 MESH
• REDUCTION	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

CONVENTIONAL

• GUN	BLINKS 21 (BLEEDER) OR EQUIVALENT
• FLUID NOZZLE	#68
• AIR NOZZLE	INTERNAL MIX, #709
• ATOMIZATION PRESSURE	45-80 PSI
• FLUID PRESSURE	40-70 PSI
• REDUCTION	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIPE THE LOT 45 DAYS AFTER OPENING.

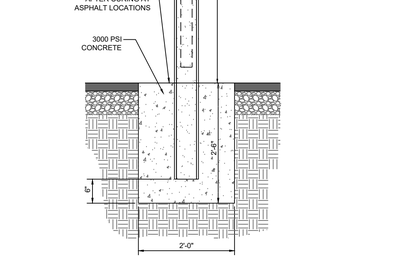
NOTES:
1. MATERIAL: SOLID POLYETHYLENE
2. WHEEL STOP COLOR: YELLOW
3. MANUFACTURER - PLASTICS-R-UNIQUE, INC.
   352 MILL STREET
   WADSWORTH, OH 44281
   CONTACT - BOBBIE PERTIE
   330-334-4820 PHONE
   330-334-4720 FAX
4. USE ONLY MANUFACTURER SUPPLIED LAGS AND SPIKES.
5. PRE-DRILL HOLES THROUGH PARKING SURFACES (¾" BIT FOR LAGS AND ⅝" BIT FOR SPACES).
6. FILL PRE-DRILLED HOLES WITH HEAVY DUTY CONSTRUCTION ADHESIVE SUCH AS PL400.



NOTE:
WHEEL STOPS ONLY TO BE USED WHEN NO OTHER PRACTICAL OPTION EXISTS.

(3) 8" LAGS FOR CONCRETE PAVEMENT OR 12" GALVANIZED PLATED SPIKES FOR ASPHALT PAVEMENT REQUIRED FOR EACH WHEEL STOP. SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

6 C-400 SOLID PLASTIC WHEEL STOP
NOT TO SCALE

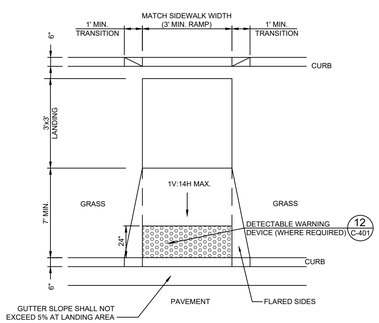


NOTE:
SIGNS SHALL BE FABRICATED USING S/F 0.08 NON-ILLUMINATED ALUMINUM WITH VINYL COPY APPLIED TO THE FIRST SURFACE.

NOTE:
VERIFY COLORS WITH LOCAL MUNICIPALITY.

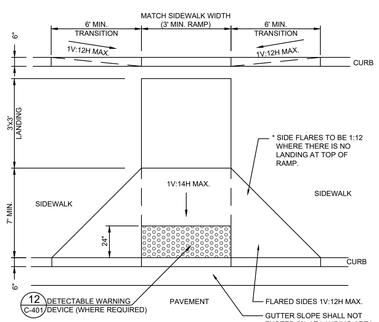
7 C-400 BOLLARD MOUNTED SIGN
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



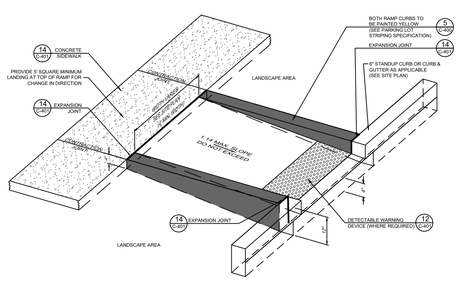
8 C-400 CURB RAMP w/ SHORT FLARED SIDES
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



9 C-400 CURB RAMP w/ FLARED SIDES
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



10 C-400 RETURNED CURB RAMP
NOT TO SCALE

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Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Standard Details
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
12/31/2025
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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NE PE E-14335

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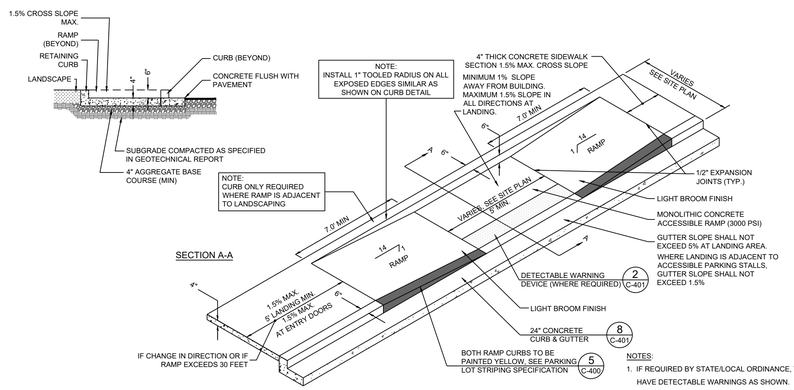
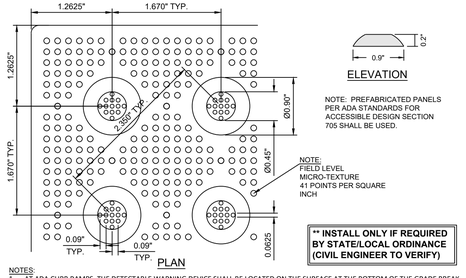
1 REV. 6/2/2025

C.600



NOTES:
1. IF REQUIRED BY STATE/LOCAL ORDINANCE, THE SURFACE OF THE RAMP LANDING SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1.5%.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3000 PSI.

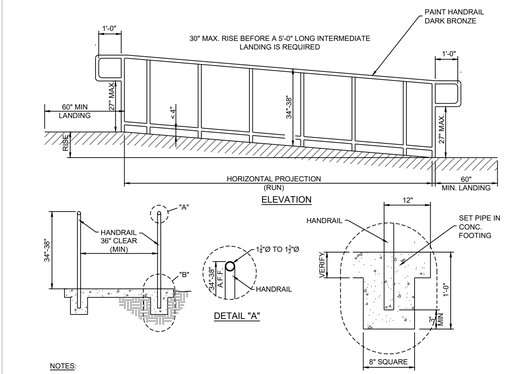
1 C-401 SIDEWALK ACCESSIBLE RAMP
NOT TO SCALE



** INSTALL ONLY IF REQUIRED BY STATE/LOCAL ORDINANCE (CIVIL ENGINEER TO VERIFY)**

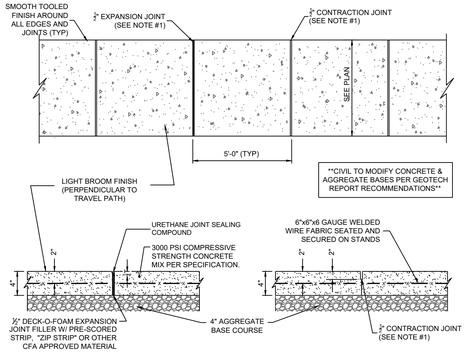
NOTES:
1. AT ADA CURB RAMPS, THE DETECTABLE WARNING DEVICE SHALL BE LOCATED ON THE SURFACE AT THE BOTTOM OF THE GRADE BREAK OR AT THE LOWER LANDING. FOR LANDINGS AND BLENDED TRANSITIONS, DETECTABLE WARNING DEVICES SHALL BE LOCATED ON THE LANDING OR BLENDED TRANSITION AT THE BACK OF CURB.
2. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
3. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING PRODUCTS CONFORMING TO PROWAG R305. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS. CONTRACTOR SHALL CONFIRM LOCAL CODES ARE MET.
4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB & GUTTER AND/OR SIDEWALK, THE EXISTING CURB & GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB & GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
5. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT, OR LIGHT-ON-DARK. STANDARD DOME COLOR IS BRICK RED.
6. TRUNCATED DOMES TO BE INSTALLED USING ARMOR TILE CAST IN PLACE DOME TACTILE TILE. PART NUMBER ADA-2424 OR OTHER EQUIVALENT APPROVED MATERIAL. PREFERRED MANUFACTURER ARMOR TILE TACTILE SYSTEMS LANCE MITCHELL(919)622-4615 UNLESS PAVERS ARE REQUIRED, CONTRACTOR TO VERIFY THAT CURB RAMPS MEET LOCAL CODES AND ADA REQUIREMENTS.

2 C-401 DETECTABLE WARNING DEVICE
NOT TO SCALE



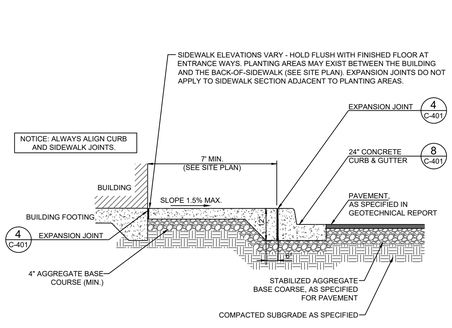
NOTES:
1. RAMPS & HANDRAILS TO BE IN COMPLIANCE WITH SECTIONS 405 & 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. VERIFY ALL STATE & LOCAL REQUIREMENTS FOR RAMPS & HANDRAILS.
3. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH.

3 C-401 TYPICAL ADA RAMP & HANDRAIL
NOT TO SCALE

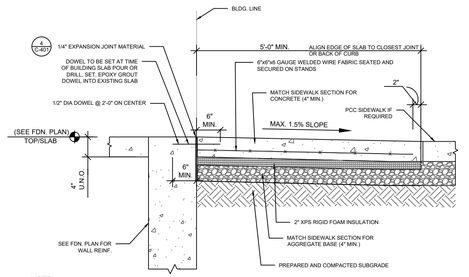


NOTES:
1. CONTRACTION JOINTS AT 5'-0" O.C. TOOLED ½" WIDE, 1" DEEP OR MAX. ¼ DEEP, WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

4 C-401 CONCRETE SIDEWALK
NOT TO SCALE

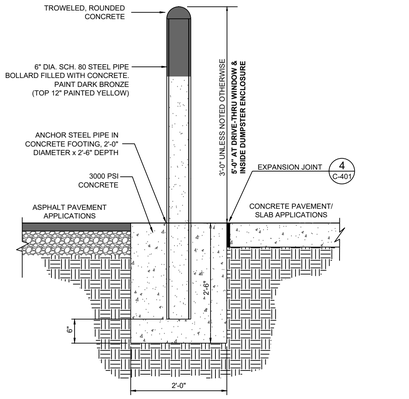


5 C-401 CONCRETE SIDEWALK w/ CURB & GUTTER
NOT TO SCALE



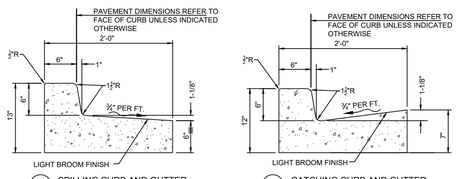
NOTE:
1. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR ADDITIONAL DETAILS. NOTIFY ENGINEER WITH ANY DISCREPANCIES FROM THIS DETAIL.
2. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS. DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN. STOOP IS TO BE SEPARATED ON ALL SIDES WITH 1/4" EXPANSION JOINT MATERIAL, TOPPED WITH SEALANT.
4. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
5. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.
5. DOWELS TO BE INSTALLED INTO THE BUILDING FOUNDATION ONLY. THE REMAINING THREE SIDES OF THE SLAB DO NOT GET TIED TO THE SURROUNDING SIDEWALK.

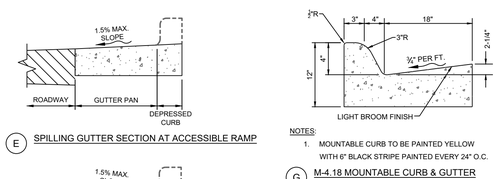
6 C-401 ENTRY DOOR FROST SLAB DETAIL
NOT TO SCALE



NOTE:
1. BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW AND INSIDE DUMPSTER ENCLOSURE.

7 C-401 CONCRETE BOLLARD
NOT TO SCALE

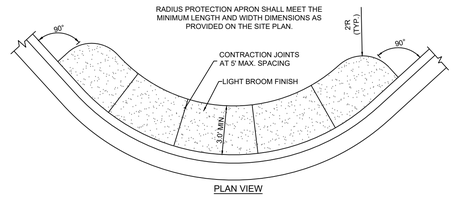




NOTES:
1. MOUNTABLE CURB TO BE PAINTED YELLOW WITH 6" BLACK STRIPE PAINTED EVERY 24" O.C.

NOTES:
1. CONCRETE FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE.
4. CONTRACTION JOINTS @ 10'-0" O.C. TOOLED ¼" (± ⅛", -0) WIDE, 1" OR MAX. D/4 DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX., AT ENDS OF RADIUS, AND A MINIMUM OF 5 FEET FROM INLET STRUCTURES, UNLESS APPROVED OR INDICATED OTHERWISE ON PLANS.
5. GUTTER SLOPE AT ACCESSIBLE SPACES TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.
6. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
7. LIGHT BROOM FINISH; PERPENDICULAR TO CURB.

8 C-401 CONCRETE CURB & GUTTER
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C-401 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE

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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Standard Details
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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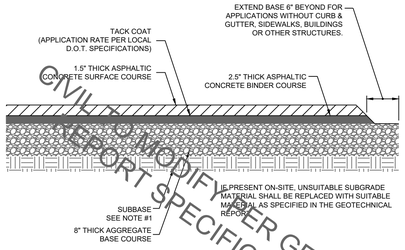
KS PE 19071
OK PE 25226
NE PE E-14335

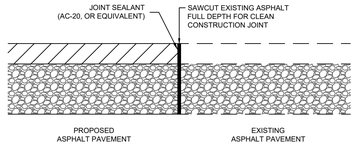
REVISIONS
1 REV. 6/2/2025

C.601

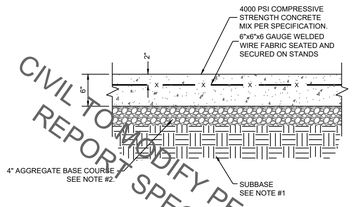


NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 8" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER, 1.5" ASPHALT PAVEMENT SURFACE COURSE, AND TACK COAT.

1 C-402 TYPICAL HMAC PAVEMENT SECTION
NOT TO SCALE

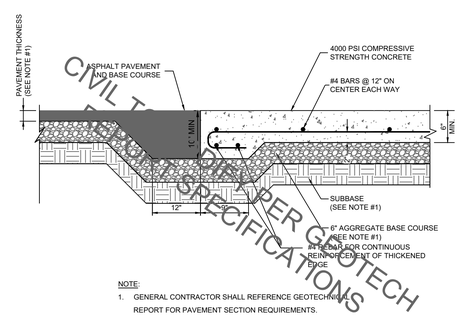


2 C-402 BUTT JOINT
NOT TO SCALE



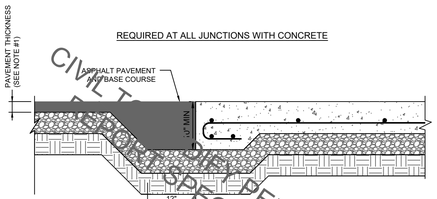
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHALL BE 6" CONCRETE, 4" AGGREGATE BASE.

3 C-402 CONCRETE PAVEMENT DRIVE-THRU LANE
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

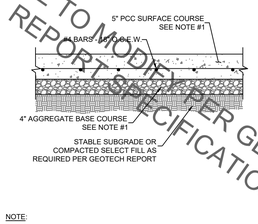
4 C-402 CONCRETE APRON AT TRASH ENCLOSURE
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

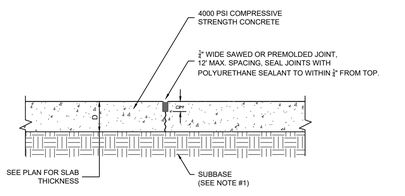
PAVEMENT EDGE DETAIL
(START & END OF DRIVE-THRU LANES)
5 C-402 NOT TO SCALE

NOTES:
1. DESIGN PER GEOTECH REPORT PREPARED BY _____, DATED _____.
2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.



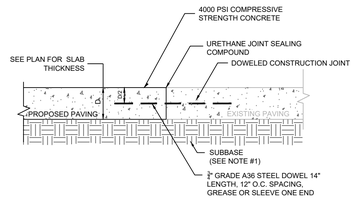
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHALL BE 5" CONCRETE, 4" AGGREGATE BASE.

6 C-402 CONCRETE PAVEMENT
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

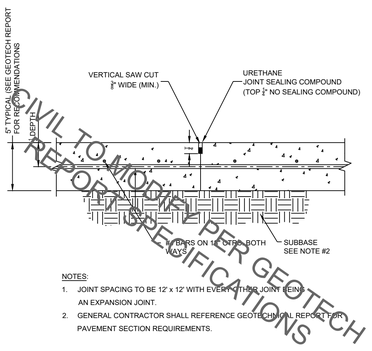
TRANSVERSE AND
LONGITUDINAL CONTRACTION JOINT
7 C-402 NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

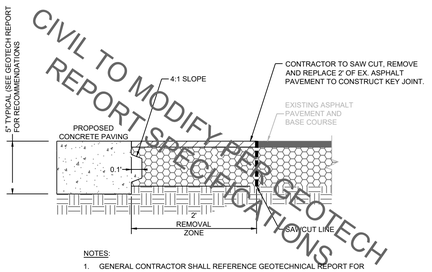
TRANSVERSE AND
LONGITUDINAL DOWELED CONSTRUCTION JOINT
8 C-402 NOT TO SCALE

THESE DETAILS APPLY TO CONCRETE PAVED LOTS



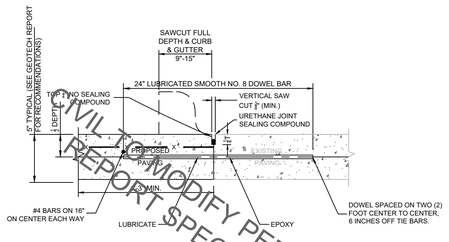
NOTES:
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.
2. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C-402 CONTRACTION JOINT
NOT TO SCALE



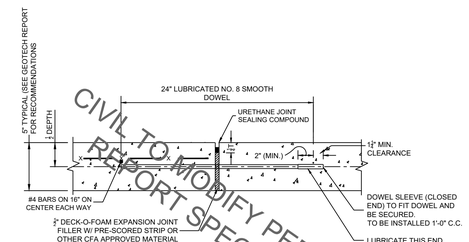
NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

10 C-402 KEYED CONSTRUCTION JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.

11 C-402 LONGITUDINAL BUTT JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
5. JOINT SPACING TO BE 24'X24' (EVERY OTHER JOINT).

12 C-402 EXPANSION JOINT
NOT TO SCALE

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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
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Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
Issue Date: December 2, 2024

Standard Details
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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KS PE 19071
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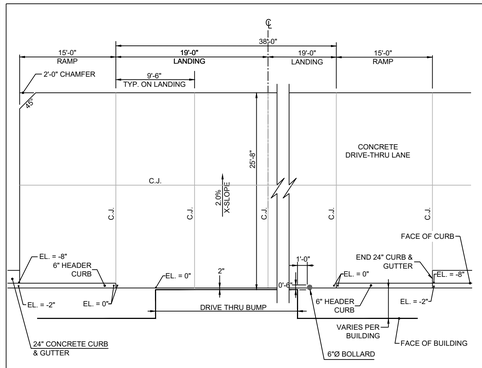
NE PE E-14335

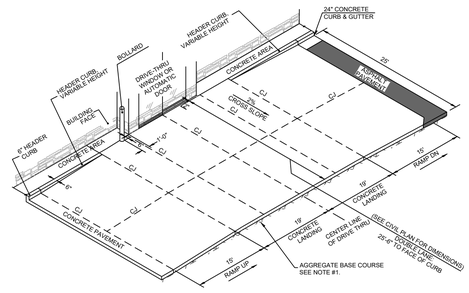
REVISIONS
1 REV. 6/2/2025

C.602



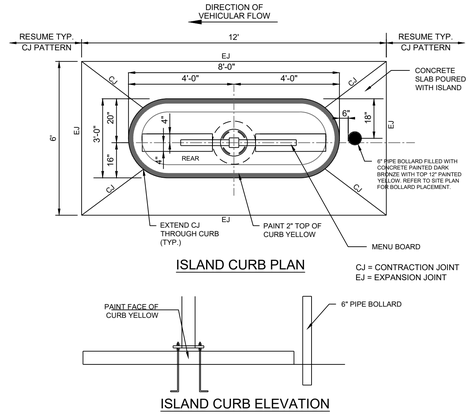
NOTE:
1. ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'.
2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

1 DRIVE-THRU PLAN - FLUSH WITH FFE
C-403 NOT TO SCALE

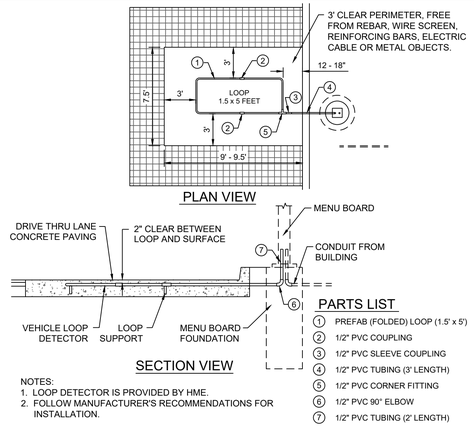


NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

2 DRIVE-THRU ISOMETRIC
C-403 NOT TO SCALE



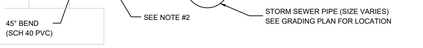
3 DRIVE-THRU ORDER POINT ISLAND
C-403 NOT TO SCALE



NOTES:
1. LOOP DETECTOR IS PROVIDED BY HME.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

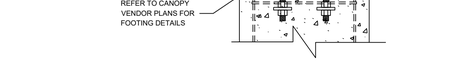
PARTS LIST
1. PREFAB (FOLDED) LOOP (1.5' x 5')
2. 1/2" PVC COUPLING
3. 1/2" PVC SLEEVE COUPLING
4. 1/2" PVC TUBING (3' LENGTH)
5. 1/2" PVC CORNER FITTING
6. 1/2" PVC 90° ELBOW
7. 1/2" PVC TUBING (2' LENGTH)

4 MENU BOARD LOOP DETECTION SYSTEM
C-403 NOT TO SCALE



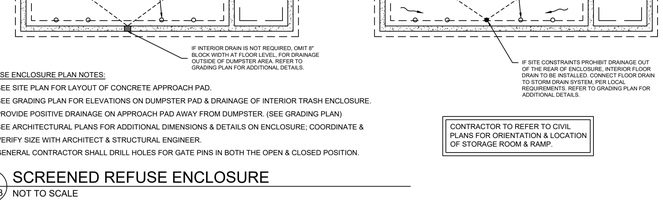
NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING.
4. IF NECESSARY, ADJUST FOOTING TO ALLOW DOWNSPOUT TO BE INSTALLED TIGHT AGAINST BUILDING.

5 BUILDING DOWNSPOUT CONNECTION
C-403 NOT TO SCALE



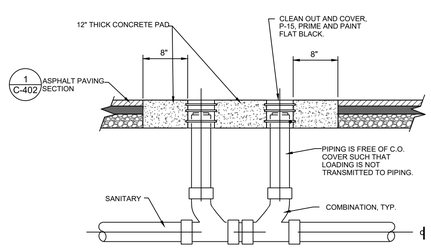
NOTES:
1. CANOPY FOOTING SHALL BE A MINIMUM 2'-0" BELOW DRIVE-THRU LANE PAVEMENT SURFACE. REFER TO CIVIL PLANS FOR EXACT CANOPY FOOTING ELEVATIONS.
2. FLEXIBLE FITTING (NON-SHEAR FERNCO) TO BE UTILIZED BETWEEN PIPE TRANSITIONS AS NECESSARY.
3. CONTRACTOR TO COORDINATE COLUMN DOWNSPOUT ORIENTATION WITH CANOPY VENDOR. ADJUST DOWNSPOUT PIPING AS NECESSARY TO MAKE CONNECTION TO COLLECTOR PIPE.

6 CANOPY DOWNSPOUT CONNECTION
C-403 NOT TO SCALE



REFUSE ENCLOSURE PLAN NOTES:
1. SEE SITE PLAN FOR LAYOUT OF CONCRETE APPROACH PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER. (SEE GRADING PLAN)
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS & DETAILS ON ENCLOSURE; COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

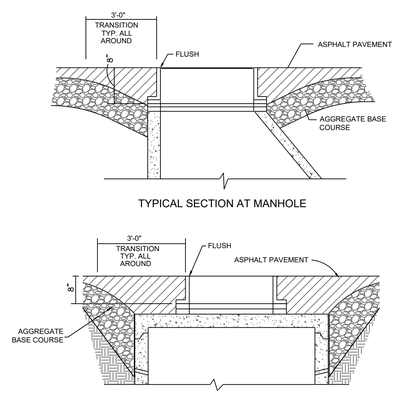
7 SCREENED REFUSE ENCLOSURE
C-403 NOT TO SCALE



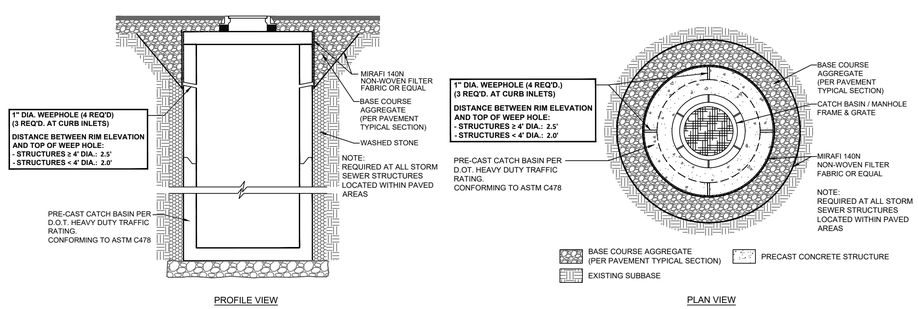
NOTES:
1. SEE PLUMBING PLANS FOR GREASE TRAP DETAIL.
2. CLEAN-OUT COVERS SHALL BE PROVIDED ON ALL CLEAN-OUTS REGARDLESS OF LOCATION.
3. CONCRETE COLLAR ALSO REQUIRED FOR SINGLE CLEAN-OUTS IN PAVEMENT.

8 CLEAN-OUT (OUTSIDE OF BUILDING)
C-403 NOT TO SCALE

NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL



9 THICKENED PAVEMENT @ STRUCTURES
C-403 NOT TO SCALE



10 STORM STRUCTURE WEEP HOLE DETAILS
C-403 NOT TO SCALE

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Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

Standard Details
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI — MATTHEW J. SCHLICHT — NUMBER PE-2006019708 — PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 6/2/2025

C.603

SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B PAINTED HANDICAP PARKING SYMBOL (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
4 MULTI-LANE DIRECTIONAL GRAPHICS (4 C-400)
5 STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-400)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 SOLID PLASTIC WHEEL STOP (6 C-400)
7 BOLLARD MOUNTED SIGN (7 C-400)
8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS) (8 C-400)
9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (9 C-400)
10 RETURNED CURB HANDICAP RAMP (10 C-400)
11 SIDEWALK ACCESSIBLE RAMP (1 C-401)
12 DETECTABLE WARNING DEVICE (2 C-401)
13 TYPICAL ADA RAMP & HANDRAIL (3 C-401)
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ENTRY DOOR FROST SLAB DETAIL (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER

19 LANDSCAPE & IRRIGATION PROTECTOR (9 C-401)
20 TYPICAL HMAC PAVEMENT SECTION (1 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 CONCRETE APRON AT TRASH ENCLOSURE (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 CONCRETE PAVEMENT SECTIONS (6 C-402)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-402)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-402)
28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)
32 DRIVE-THRU PLAN - FLUSH WITH FFE (1 C-403)

FOR CONCRETE PAVING

33 DRIVE-THRU ISOMETRIC (2 C-403)
34 DRIVE-THRU ORDER POINT ISLAND (3 C-403)
35 MENU BOARD LOOP DETECTION SYSTEM (4 C-403)
36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 THICKENED PAVEMENT @ STRUCTURES (9 C-403)
41 STORM STRUCTURE WEEP HOLE DETAILS (10 C-403)
42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
43 BUILDING DOWNSPOUT CONNECTION
44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
45 GREASE TRAP
46 PROPOSED TRANSFORMER
47 BIKE RACK
48 LANDSCAPED AREA
49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
50 CONCRETE PAD FOR OPTIONAL CASH STATION
51 FREE-STANDING ORDER POINT CANOPY
52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
G FLAG POLE (SEE SIGNAGE PACKAGE)
H CFA MONUMENT OR PYLON SIGN
I DIGITAL DRIVE-THRU MENU BOARDS

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Surveying 2005000319-D
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Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

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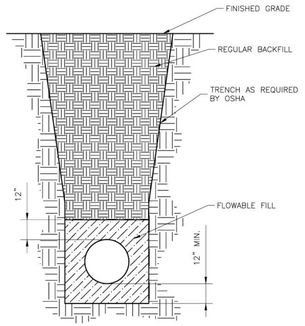
Lee's Summit, Jackson County, Missouri

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

REVISIONS

⚠ REV. 6/2/2025

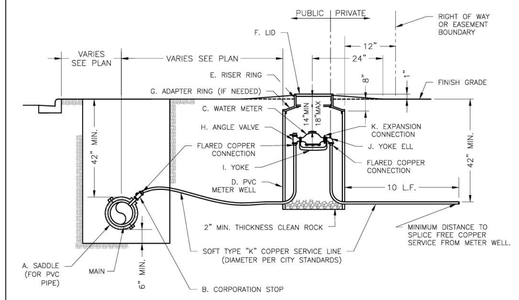


NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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

WATER TRENCH CHECK DETAIL — WAT-6

Date: 08/2023 | Drawn By: MJF | Checked By: KLY



NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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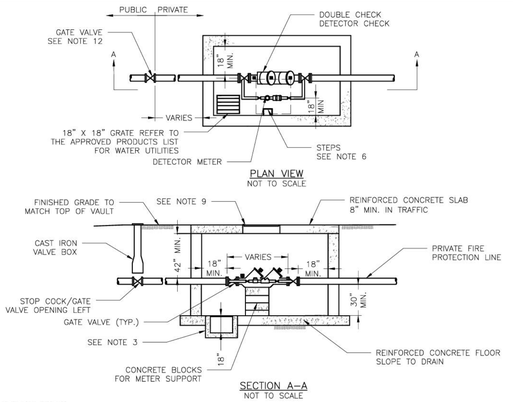
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SERVICE CONNECTION WITH METER WELL — WAT-11

Date: 08/2023 | Drawn By: MJF | Checked By: KLY



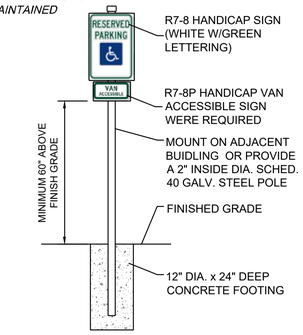
GENERAL NOTES:
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE–GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816–969–1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON–TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

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

VAULT FOR DOUBLE CHECK DETECTOR CHECK — WAT-12

Date: 08/2023 | Drawn By: MJF | Checked By: KLY

SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL

NOT TO SCALE

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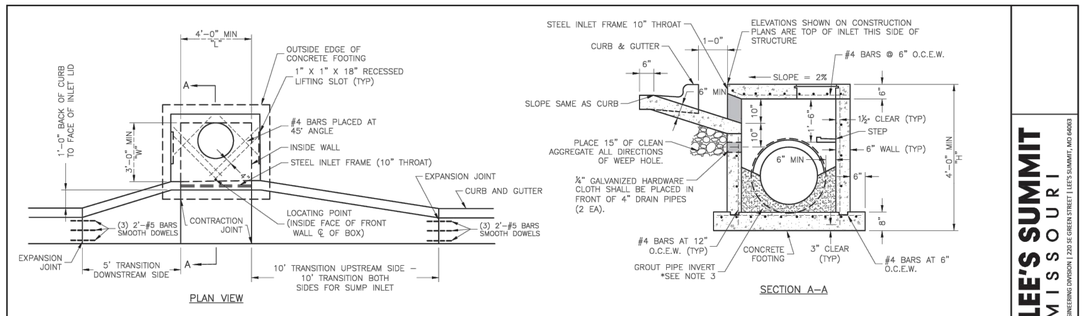
Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

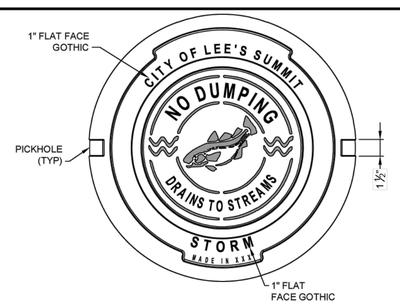
GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION

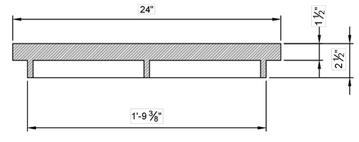
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB INLET DETAIL — STM-1

Project: | Sheet Name:
Drawn By: MJF | Checked By: DL | Date: 05/2021 | Proj #:



PLAN VIEW



SECTION VIEW

STORM MANHOLE COVER

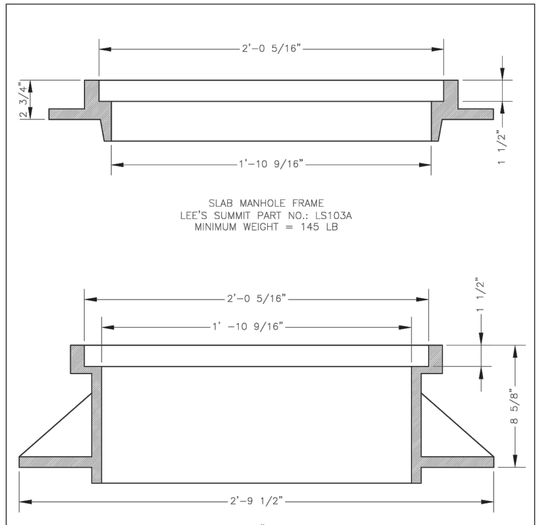
STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

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

STORM MANHOLE COVER — STM-6

DATE: 04/30/2024 | DRAWN BY: CNS | CHECKED BY: MJF | DWG No.



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

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

STORM MANHOLE FRAME DETAIL — DWG-7

Date: 05/2021 | Drawn By: MJF | Checked By: DL

Project: FDP, Lot 8 | Issue Date: December 2, 2024

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Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25228
NE PE E-14335

REVISIONS
1 REV. 6/2/2025

C.605

0 20'

1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS

0 1"

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP, Lot 8
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Secondary Utility Plan
Construction Plans for:
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Lee's Summit, Jackson County, Missouri

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NE PE E-14335

REVISIONS

1 REV. 6/2/2025

TYPICAL LANDSCAPE DESIGN GUIDELINES

1. THE DESIGN SHOULD STRIVE FOR AN UPSCALE APPEARANCE, YET MANAGEABLE MAINTENANCE.
2. KEEP VIEWS TO THE STORE AND SIGNAGE OPEN TO THE MAXIMUM EXTENT POSSIBLE. BETTER TO HAVE THE REQUIRED TREES CLUSTERED IN THE CENTER OF THE STORE AND HAVE "CONES OF VISION" FROM ANGLES. REFER TO THE SIGNAGE PACKAGE FOR SIGN STYLE AND HEIGHT.
3. SHADE THE PARKING LOT USING CANOPY/SHADE TREES IN ISLANDS. LANDSCAPE ISLANDS TO BE A MINIMUM OF 8' WIDTH.
4. DELIVERIES ARE MADE WITH TRACTOR-TRAILER TRUCKS AND TYPICALLY MADE AT REAR OF STORE POTENTIALLY CAUSING DAMAGE TO PLANT MATERIAL AND IRRIGATION. THE SITE PLAN WILL ADDRESS THE OBVIOUS AREAS WITH A CONCRETE APRON AT TOP OF CURB TO PROTECT THE LANDSCAPE.
5. DO NOT SOD SLOPES GREATER THAN 2:1. SLOPES STEEPER THAN 2:1 WILL REQUIRE INSTALLATION OF SPREADING GROUNDCOVERS AND EROSION FABRIC. IN AREAS WHERE AESTHETIC CONCERN IS MINIMAL, LOW MAINTENANCE GRASS SEED CAN BE USED.
6. USE TALL EVERGREEN SHRUBS TO SCREEN THE REAR AND SIDES OF THE DUMPSTER ENCLOSURE.
7. USE TALL EVERGREEN TREES OR SHRUBS TO SCREEN UNDESIRABLE VIEWS TO NEIGHBORING SITES. CARE SHOULD BE TAKEN TO NOT IMPEDE VIEWS TO SITE FROM MAIN ROAD OR ACCESS DRIVES.
8. USE LOW TO MEDIUM EVERGREEN SHRUBS TO SCREEN ELECTRICAL TRANSFORMER AS APPROPRIATE. USE LOW GROUNDCOVERS AT FRONT OF TRANSFORMER TO ALLOW ACCESS TO DOORS; SCREEN AS PER LOCAL CODES.
9. ANNUAL COLOR BEDS AND LOW ORNAMENTAL SHRUBS AS ACCENT, ARE TO BE USED AT STRATEGIC LOCATIONS AND KEPT TO A MINIMUM. USE SPECIFICALLY AROUND ENTRANCE DOORS, ENTRANCE DRIVES, MENU BOARDS AND MAIN ENTRANCE SIGNAGE.
10. DO NOT PLANT CANOPY/SHADE TREES UNDER OVERHEAD POWER LINES. TREES TO BE MINIMUM 15' FROM POWER LINES. USE UNDERSTORY TREES TO MEET REQUIREMENTS IN THESE AREAS.
11. SHOW POWER LINES AND ALL UTILITY EASEMENTS ON THE LANDSCAPE PLAN.
12. DO NOT PLANT ANY TREES WITHIN UTILITY EASEMENTS UNLESS FIRST APPROVED BY UTILITY.
13. MULCH TO BE 3" DEPTH. SPECIFY TYPE OF MULCH TO BE USED IN THE LANDSCAPE NOTES. ROCK MULCH TO BE USED AT BUILDING PLANTING AREAS IN MIDWEST REGION; COORDINATE WITH REGIONAL CHICK-FIL-A DEVELOPMENT MANAGER FOR OTHER REGIONS.

14. DO NOT PLACE TREES, SHRUBS OR SOD IN THE ROW OR ANYWHERE OUTSIDE OF THE PROPERTY LINE WITHOUT THE APPROVAL OF THE CHICK-FIL-A DEVELOPMENT MANAGER AND THE APPROPRIATE GOVERNING AGENCY. HOWEVER, SOD/SEED SHOULD BE PROVIDED TO LIMITS OF DISTURBANCE IF LOCATED OUTSIDE OF PROPERTY LINE.
15. USE TREES, SHRUBS AND GROUNDCOVERS THAT ARE NATIVE OR ADAPTIVE TO THE REGION.
16. ADAPTIVE PLANTS ARE PLANTS THAT ARE RELIABLY GROWN AND THRIVE IN A REGION WITH MINIMAL WINTER PROTECTION, PEST CONTROL, FERTILIZER OR IRRIGATION ONCE THEIR ROOT SYSTEMS ARE ESTABLISHED. THESE PLANTS ARE CONSIDERED LOW MAINTENANCE AND NOT INVASIVE.
17. USE TURF GRASS THAT IS ADAPTIVE AND DROUGHT TOLERANT IN THE REGION.
18. REFER TO SIGN PACKAGE FOR SIGNAGE TYPE AND HEIGHT. PROVIDE ACCENT PLANTING ACCORDINGLY.
19. IF REQUIRED PER LOCAL CODE TO SUPPLY BUILDING PERIMETER PLANTING, REFER TO THE D.I.P. OR SIGN PACKAGE FOR BUILDING ELEVATIONS AND PLANT ACCORDINGLY. DO NOT BLOCK WINDOWS, OR BUILDING SIGNAGE.
20. TO AVOID TREE/LIGHT POLE CONFLICTS, COORDINATE TREE LOCATIONS WITH LIGHTING DESIGNER.
21. DO NOT PLANT TREES AND SHRUBS ON TOP OF THE GREASE TRAP; GROUNDCOVER, OR SOD IS ACCEPTABLE.

SECURITY / SAFETY

1. A SECURITY CAMERA IS LOCATED AT THE REAR OF THE STORE, TYPICALLY ON A LIGHT POLE. AVOID PLACING TREES, LARGE EVERGREENS IN THE REAR LANDSCAPE ISLANDS; COORDINATE WITH LIGHTING DESIGNER FOR CAMERA LOCATIONS.
2. AVOID PLACING TREES, LARGE EVERGREENS, OR ANYTHING THAT CAN CREATE 'HIDING' PLACES IN THE REAR LANDSCAPE ISLANDS OR AROUND DUMPSTER DOORS THAT MIGHT COMPROMISE EMPLOYEE SAFETY/SECURITY.
3. SHRUBS AT INGRESS AND EGRESS TO SITE MUST BE LOW OR MAINTAINED BETWEEN 18"-30" HGT FOR VISIBILITY EXCEPT WHERE ORDINANCES PROHIBIT OR DICTATE OTHERWISE.
4. CANOPY TREES AT INGRESS AND EGRESS TO SITE MUST HAVE A MIN 6' CLEAR TRUNK TO ALLOW FOR SAFE SIGHT LINES.
5. DO NOT USE POISONOUS PLANTS OR PLANTS WITH THORNS IN AREAS OF PEDESTRIAN TRAFFIC.

LANDSCAPE WORKSHEET

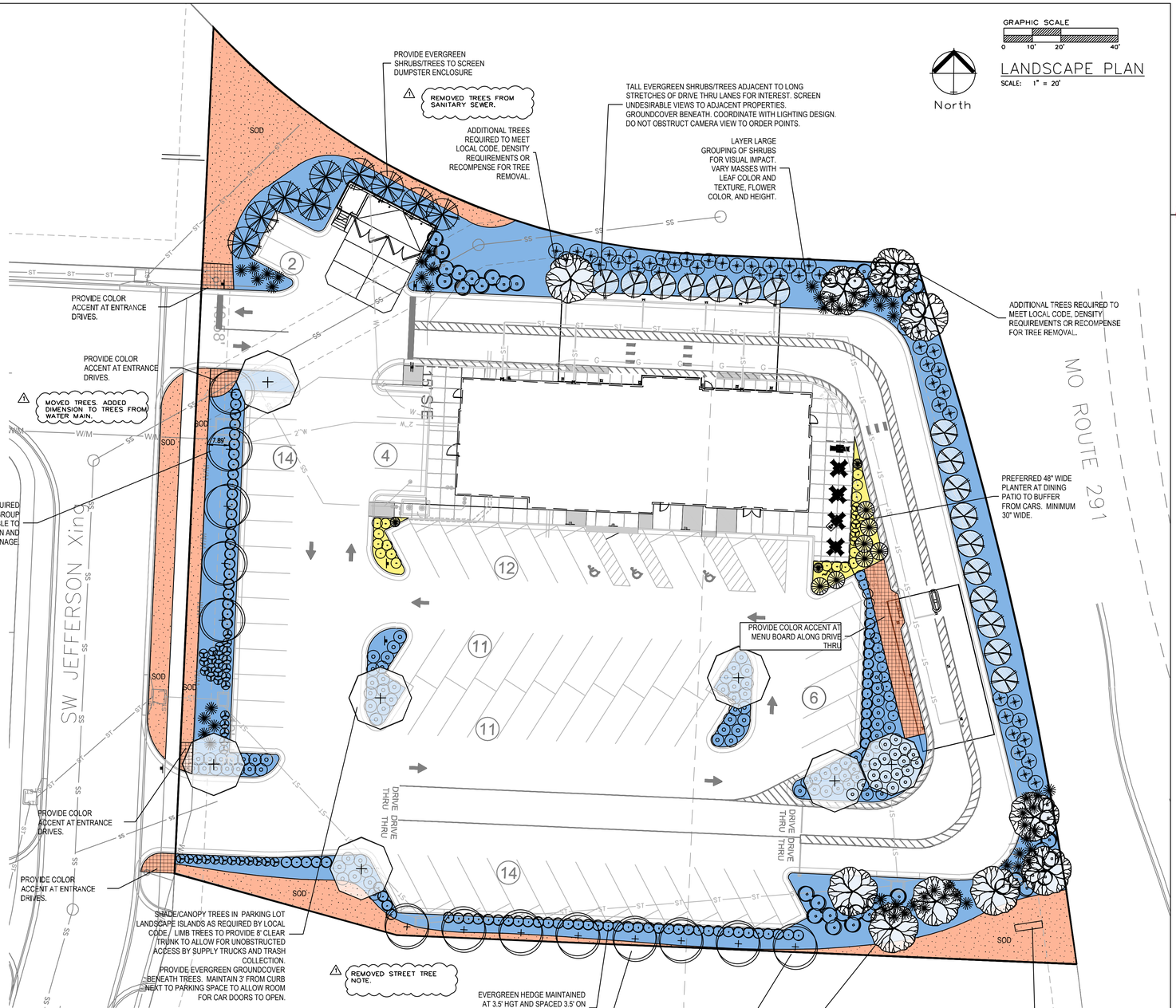
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
8.790.A.1 Street Frontage Trees (SW Jefferson Xing)	1 tree per 30 feet of street frontage	147 ft. of street frontage /30= 5 trees required	5 Trees Provided
8.790.A.3 Street Frontage Shrubs (SW Jefferson St.)	1 shrub per 20 feet of street frontage	147 ft. of street frontage /20= 8 shrubs required	Requirement met
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area, excludes single family and duplex developments, excluding building.	73,085 sq. ft. of total lot area minus 4,924 sq.ft. of bldg.= 68,161 sq. ft. /5,000 x 2 = 28 shrubs	Requirement met
8.790.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building.	73,085 sq. ft. of total lot area minus 4,924 sq. ft. of bldg.= 68,161 sq. ft. ft./5,000 = 14 trees	Requirement met
8.810. Parking Lot Landscape	5% of entire parking area (spaces, aisles &: drives); 1 island at end of every parking bay, min. 9' wide	39,667 sq. ft. of parking area x .05 = 1,983 sq. ft. of landscape parking lot islands required	2,036 sq. ft.
8.820. Screening of Parking Lot, Rood	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	127 linear feet/40 x 12 38 shrubs required.	Requirement met

•STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

⚠ REVISED TABLE.

PLANT MATERIAL SYMBOL LEGEND

- LARGE CANOPY TREES AS REQUIRED FOR SHADE, ISLAND PLANTING AND DENSITY COUNT.
- STREET TREES AS REQUIRED. CLUSTER TOGETHER WHEN POSSIBLE TO OPEN SITE LINES TO BUILDING / SIGNAGE.
- TALL COLUMNAR EVERGREEN FOR SCREENING DUMPSTER OR UNDESIRABLE VIEWS.
- FOUNDATION AND PARKING ISLAND BASE PLANT SHRUBS. LOW 15"-30" HGT.
- LARGE BORDER SHRUBS OF LOOSE HABIT TO FILL EDGES. EVERGREEN OR DECIDUOUS. INTENT IS TO NOT SHEAR THIS SHRUB BUT TO LET GROW NATURAL FORM WITH MINIMAL PRUNING.
- ACCENT UPRIGHT EVERGREEN SHRUBS USED AT CORNERS OF BUILDING TO ADD HGT AND INTEREST. USED SPARSELY.
- MEDIUM HGT EVERGREEN HEDGE. TO BE SHEARED OR TIGHTLY TRIMMED TO PERFORM SCREENING OF PARKING, DUMPSTER, TRANSFORMER OR UTILITY.
- ACCENT ORNAMENTAL GRASSES OR LONG LEAFED PLANTS. USED IN LARGE BED AREAS.
- ANNUAL COLOR BED USED IN ACCENT AREAS AT STRATEGIC LOCATIONS. PLANT AS REGION AND SEASON ALLOW.
- LOW GROUNDCOVER BEDS USED NEXT TO WALKS OR BUILDING OR UNDER SMALL TREES OR IN PARKING ISLANDS.
- GROUNDCOVER IN LARGE BEDS TO ADD TO LAYERING EFFECT OF LANDSCAPE. HGT TO BE 12"-18" HGT.
- SODDED AREA. SELECTION AS REGION ALLOWS.



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Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

LANDSCAPE PLAN
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
⚠ REV. 6/2/2025

L.100

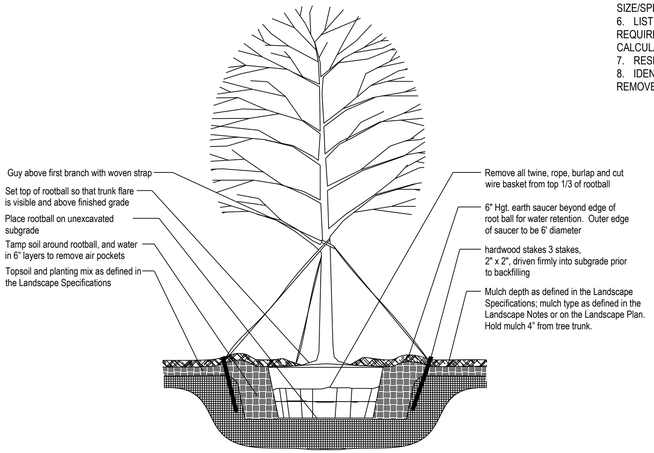
LANDSCAPE PLAN DESIGN CHECKLIST

1. LANDSCAPE PLAN TO BE DRAWN AT 1"=20'-0" ON A 24" X 36" SHEET ON A MOST CURRENT CHICK-FIL-A STANDARD TITLE BLOCK.
2. INCLUDE CHICK-FIL-A LOCATION ADDRESS IF AVAILABLE, STORE NUMBER, GRAPHIC SCALE, DATE, REVISED DATE, NORTHARROW AND NAME, ADDRESS AND PHONE NUMBER OF LANDSCAPE ARCHITECT. SIGN AND SEAL DRAWINGS AS APPROPRIATE.
3. LABEL ADJACENT ROADWAYS.
4. LABEL EACH GROUP OF PLANTS ON THE LANDSCAPE DESIGN WITH QUANTITY AND COMMON NAME. (AVOID USE OF ABBREVIATIONS)
5. SHOW A COMPLETE PLANT LIST IDENTIFYING QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE/SPECIFICATION (INCLUDING HGT AND SPREAD) AND SPACING.
6. LIST THE LANDSCAPE REQUIREMENTS FOR THE LOCAL MUNICIPALITY AND HOW THOSE REQUIREMENTS ARE SATISFIED. PROVIDE NECESSARY TABLES AND PERTINENT CALCULATIONS.
7. RESPOND TO DEVELOPER(S) REQUIREMENTS FOR LANDSCAPE AS APPROPRIATE.
8. IDENTIFY EXISTING TREES FROM THE TREE SURVEY AND SHOW WHETHER BEING SAVED OR REMOVED.
9. SHOW TREE PROTECTION FENCING LOCATION AS REQUIRED.
10. SHOW TREE PROTECTION FENCING DETAIL AS PER LOCAL CODES.
11. LIST ITEMS SPECIFIC TO THE SITE THAT WOULD BE NECESSARY TO KNOW
    - * POOR SOILS
    - * VEGETATION ON ADJACENT PROPERTIES THAT MAY IMPACT SIGNAGE OR PROPOSED LANDSCAPE
    - * FENCE OR EARTH BERM REQUIREMENTS AND WHO IS RESPONSIBLE FOR

PROVIDING.
12. SHOW CHICK-FIL-A MAIN SIGNAGE AND MENU BOARDS AND INDICATE SIZE/HGT; REFER TO SIGN PACKAGE FOR THIS INFORMATION.
13. SHOW UTILITIES AND UTILITY EASEMENTS.
14. COORDINATE TREE LOCATIONS WITH LIGHTING DESIGNER.
15. SPECIFY MULCH TYPE WITHIN THE LANDSCAPE NOTES (#17 WITHIN LANDSCAPE NOTES).
16. LANDSCAPE PACKAGE SHALL INCLUDE THE FOLLOWING SHEETS: L-1.0 LANDSCAPE PLAN, L-1.1 LANDSCAPE DETAILS, L-1.2 LANDSCAPE SPECIFICATIONS AND MAINTENANCE, L-2.0 IRRIGATION PLAN, L-2.1 IRRIGATION DETAILS, AND L-2.2 IRRIGATION SPECIFICATIONS

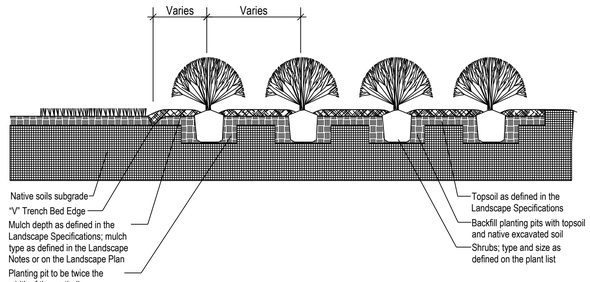
LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landsacpe Specifications (sheet L-1.2) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch) [mulch type per region to be specified here].
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.



NOTE
1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

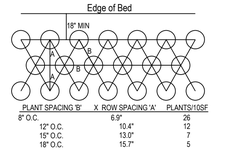
1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



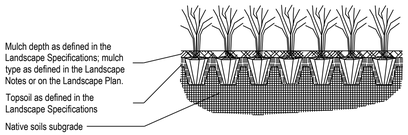
2 SHRUB BED PLANTING DETAIL
SCALE: NTS

A = Row Spacing
B = On Center Spacing

Space plants in a triangular pattern as shown, spaced equally from each other at spacing indicated on the plant list

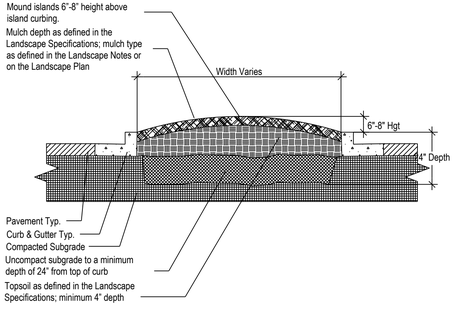


PLANT SPACING 'B'	X ROW SPACING 'A'	PLANTS/100SF
6" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5



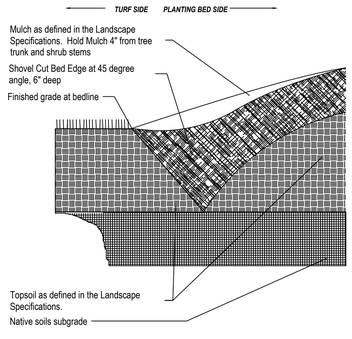
NOTE
1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS

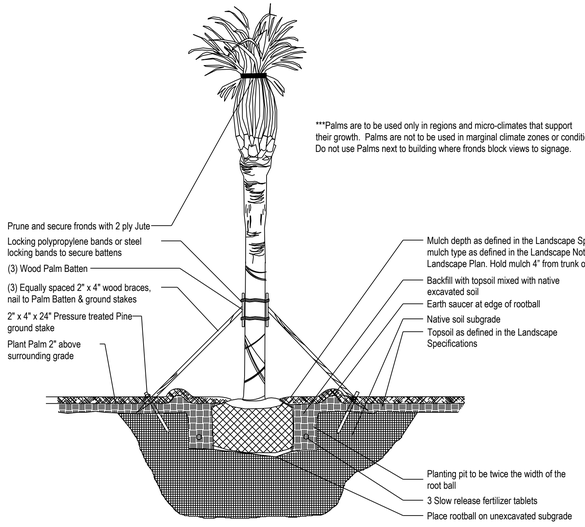


NOTE
1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

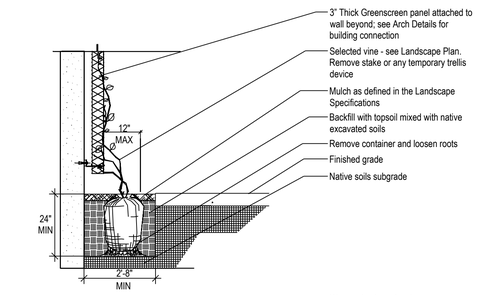
4 PARKING ISLAND BERMING DETAIL
SCALE: NTS

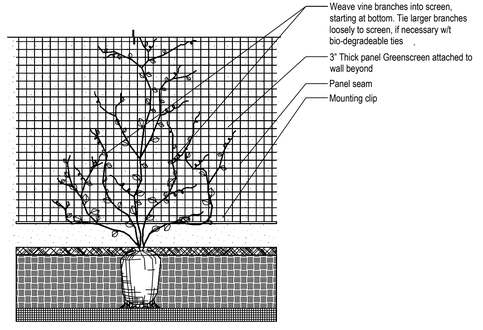


5 "V" TRENCHED BED DETAIL
SCALE: NTS



6 PALM STAKING DETAIL
SCALE: NTS





NOTE
1. Plant vines per landscape plans and Landscape Specifications.
2. Typical spacing varies from 1' to 4' OC. depending upon vine species and container size.
3. Irrigation will be required in all climate zones. Install per Irrigation Plan and Irrigation Specifications. Greenscreen does not supply plant material.

7 GREENSCREEN TRELLIS PLANTING DETAIL
SCALE: NTS

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Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP: Lot 8
Issue Date: December 2, 2024

LANDSCAPE DETAILS
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 6/2/2025

L.101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.
1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.
1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.
1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.
1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:
1. Arborite: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arborite shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.
1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:
1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)
1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:
1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:
1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.
1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

Turf	Landscape Trees and Shrubs
pH Range	5.0-7.0
6.0-7.0	
Organic Matter	>1.5%
>2.5%	
Magnesium (Mg)	100+lbs./acre
100+lbs./acre	
Phosphorus (P2O5)	150+lbs./acre
150+lbs./acre	
Potassium (K2O)	120+lbs./acre
120+lbs./acre	
Soluble salts/ mmhos/cm	Not to exceed 900ppm/1.9 mmhos/cm Not to exceed 750ppm/0.75
Conductivity	in soil; not to exceed 1400 ppm/2.5 in soil; not to
exceed 2000 ppm/2.0	
mmhos/cm in high organic mix	mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

3 pounds per acre	Boron
	Manganese 50
pounds per acre	
	Potassium (K2O)
450 pounds per acre	
	Sodium
20 pounds per acre	

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:
1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:
- ☐ Cleaning curbs and parking areas
- ☐ Removing all trash and unwanted debris
- ☐ Turning mulch where necessary
- ☐ Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:
1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:
1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:
1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE
1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE
1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE
1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

ENGINEERING SOLUTIONS
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Professional Registration
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Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lot 8, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

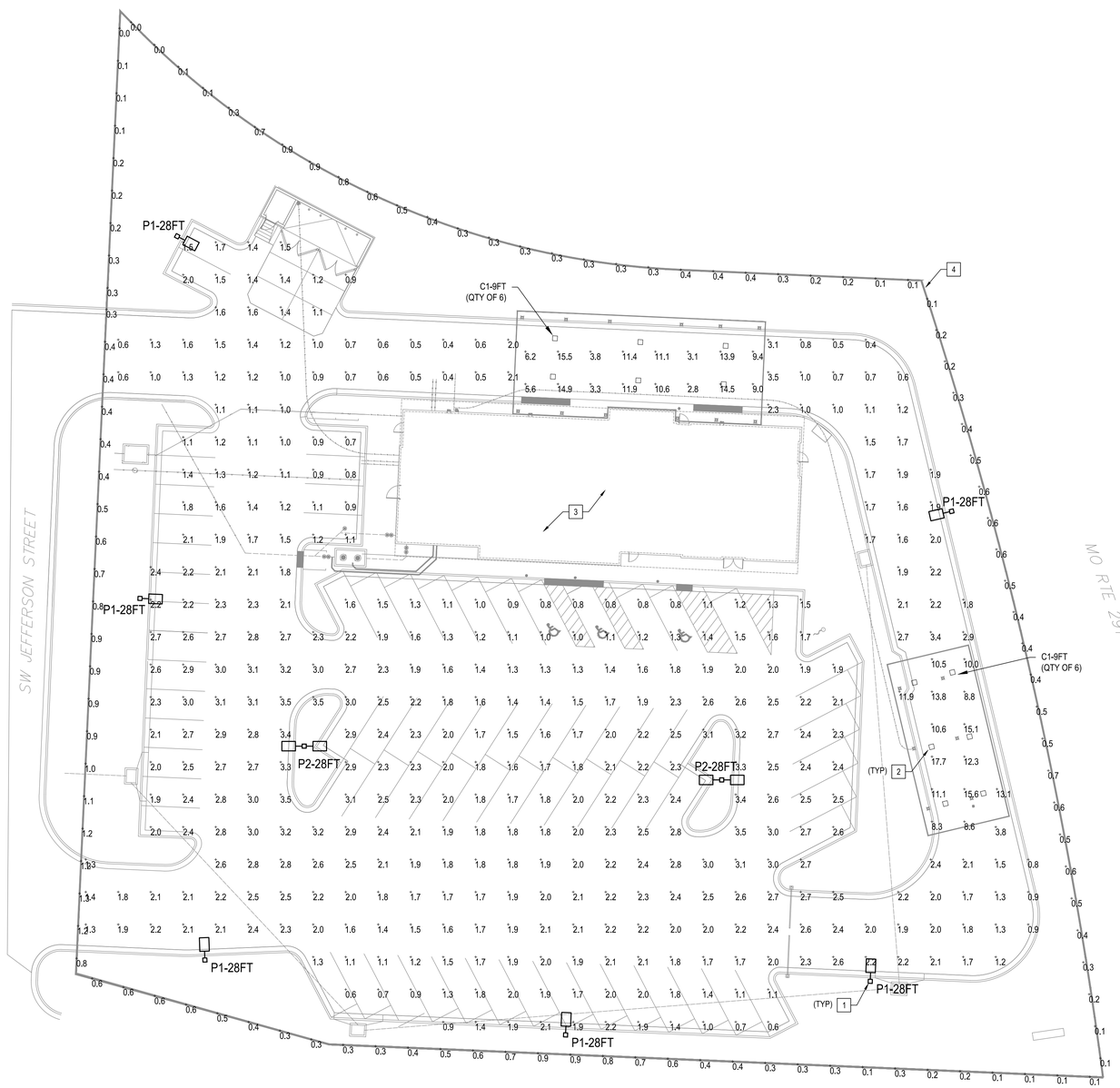
Project: FDP, Lot 8
Issue Date: December 2, 2024

Landscape and Maintenance Specifications
Construction Plans for:
Lot 8, Oldham Village
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
⚠ REV. 6/2/2025



1 PHOTOMETRIC SITE PLAN

SCALE: 1:20

NORTH

KEYED NOTES: ⟨##⟩

1. NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN AT ELEVATION SHOWN IN TAGGING INFORMATION. RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL200.
2. NEW COVERED AREA WITH BOTTOM SURFACE ELEVATION OF APPROXIMATELY 9FT ABOVE FINISHED GRADE.
3. INSTALLING CONTRACTOR SHALL COMPLY WITH CITY'S LIGHTING STANDARDS UNDER UNIFIED DEVELOPMENT ORDINANCE (UDO), ARTICLE 8.
4. COMMERCIAL PROPERTY LINE.

CALCULATION SUMMARY

AREA	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING LOT	1.88	3.8	0.4	9.50	4.70
COVERED ORDER AREA	11.9	17.7	8.3	2.13	1.44
COVERED PICKUP AREA	9.19	15.5	2.8	5.54	3.28

NOTES
1) LIGHTING INSTALLATION SHALL MEET LEE'S SUMMIT UDO ARTICLE 8.

MEP ENGINEER:

InSite Group
DEDICATION. DESIRE. INTEGRITY.

3540 NE Ralph Powell Rd., Ste. B, Lee's Summit, MO 64064
(816) 228-3377 | www.InSiteGroup.net

ISG PROJECT NUMBER: 25-7920-0
MO COA 2002005563 - Curtis L. Brungardt, P.E. 2003016693

CHICK-FIL-A
FINAL DEVELOPMENT PLAN
LOT 8
OLDHAM VILLAGE

LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

SEAL:

STATE OF MISSOURI
CURTIS L. BRUNGARDT
5-19-2025
NUMBER PE-2003016693
PROFESSIONAL ENGINEER

REV	DESCRIPTION	DATE:
-	-	-

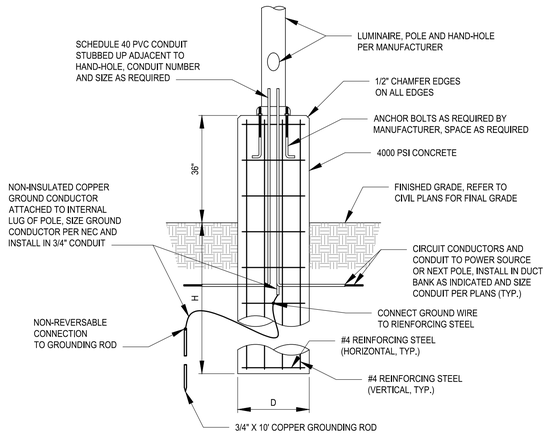
ISSUE DATE:	5/19/2025
REASON FOR ISSUE:	PHOTOMETRICS
PROJECT NUMBER:	25-7920-0
PROJECT PHASE:	SD
DRAWN BY: AWN	CHECKED BY: CLB

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

SL100



POLE BASE SCHEDULE AND NOTES

POLE HEIGHT	BASE DIAMETER (D)	BASE DEPTH BELOW GRADE (H)	VERTICAL REINFORCING STEEL	HORIZONTAL REINFORCING STEEL
UP TO 10'	2'-0"	6'-0"	6	6
11' TO 20'	2'-0"	8'-0"	6	8
21' TO 30'	3'-0"	10'-0"	6	10
30' TO 50'	3'-0"	12'-0"	6	12

NOTES:

1. PROVIDE MIN. 12" LONG J-BOLTS IN CONCRETE PER LUMINAIRE MANUFACTURER'S RECOMMENDED SPACING.
2. BASES SHALL BE INSTALLED LEVEL AND STRAIGHT. REFER TO LUMINAIRE MANUFACTURER'S RECOMMENDATIONS FOR LEVELING OF THE POLE ATOP THE BASE.
3. PROVIDE BOTTOM SKIRT TO COVER J-BOLTS ON ALL POLE MOUNTED LUMINARIES.
4. REINFORCING STEEL SHALL BE EPOXY COATED. REMOVE EPOXY COATING WHERE GROUND WIRE IS CONNECTED. GROUND CONNECTION SHALL BE A NON-REVERSIBLE CONNECTION.
5. REINFORCING STEEL SHALL HAVE MINIMUM 2" OF CONCRETE COVER ON ALL SIDES.

1 POLE MOUNTED LUMINAIRE BASE DETAIL

SCALE: N.T.S.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

XSPS

LED Soffit Light

OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-UO-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO. -40°C to 45°C (-40°F to 113°F) for SS. -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	**S** - Symmetric	**LED**	**SS** - 4,000 Lumens **HO** - 5,000 Lumens **VHO** - 8,000 Lumens	**CW** - 5000K 86 CRI **NW** - 4000K 80 CRI **WW** - 3000K 80 CRI	**120** - 120V **208** - 208V **240** - 240V **277** - 277V **347** - 347V	**GWT** - Gloss White	**DFL** - Diffused Acrylic Lens	**CMT** - Channel Bar Mounting Kit **BB** - Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

Catalog #: _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	INSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phosphs Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K CCT or warmer color temperature selection and fixed mounting arms / non-adjustable brackets.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

Mirada Medium Outdoor LED Area Light

Type: _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SL FTA UNV DIM 50 70CRI ALSS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 62W **13L** - 12,000 lms, 85W **18L** - 18,000 lms, 125W **24L** - 24,000 lms, 165W **30L** - 30,000 lms, 212W **36L** - 36,000 lms, 255W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 367W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(Blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (1-10V)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **35** - 3,500 CCT (90 CRI only) **30** - 3,000 CCT **27** - 2,700 CCT (90 CRI only) **AMB** - Phosphor Converted Amber[3]	**70CRI** - 70 CRI **80CRI** - 80 CRI	**BLK** - Black **DBZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SMG** - Satin Verde Green **WHT** - White		**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[4] **IL** - Integral Louver (Sharp Spill Light Cutoff)[4]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALCE - AirLink Synapse Control System[5]
ALSC5ZZ - AirLink Synapse Control System with 12-30' Motion Sensor[6]
ALSC5A4 - AirLink Synapse Control System with 35-40' Motion Sensor[6]
ALBMS01B - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-24' mounting height)[6]
ALBMS02B - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)[6]

Stand-Alone Controls
DLT - 0-10v Dimming leads extended to housing exterior
CRTP - 7 Pin Control Receptacle NEMA[7]
IPCBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[8]
IPCBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[8]

Button Type Photocells
PCS120 - 120V
PCS208-277 - 208-277V
PCS347 - 347V

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[4]

CONTROLS ACCESSORIES

Description	Order Number
PC120 Photocell for use with CRTP option (120V)[9]	322514
PC208-277 Photocell for use with CRTP option (208V, 240V, 277V)[9]	322515
Twist Lock Photocell (347V) for use with CRTP	322516
Twist Lock Photocell (480V) for use with CRTP	1225380
AirLink 5 Pin Twist Lock Controller (120-277V Only)[5]	661409
AirLink 7 Pin Twist Lock Controller (120-277V Only)[5]	661410
AirLink 7 Pin Twist Lock Controller (347-480V)[5]	679948
Diverting Cap for use with CRTP	349328

FUSING OPTIONS[5]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS

3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available; consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution, IL not available with LC/RC distributions.
3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
4. Control device or diverting cap must be ordered separately. See Accessory Ordering Information.
5. Accessories are shipped separately and field installed.
6. Factory installed CRTP option required. See Options.
7. Fusing must be located in fused hole of pole. See Fusing Accessory Guide for compatibility.
8. Only available in 9L, 13L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
9. Not available with 7D Lumen Package when 347-480V is specified.

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER *	FIXTURE DESCRIPTION	MODEL NUMBER	MOUNTING	COLOR	LAMP QTY	LAMP TYPE	LAMP CODE	DRIVE CURRENT (QUANTITY/TYPE)	VOLTS	WATTS (PER/POLE)	NOTES
C1	LSI INDUSTRIES	RECESSED SOFFIT LED LUMINAIRE.	FIXTURE: XSPS-S-LED-SS-NW	RECESSED	4000K	N/A	LED	-	-	MVOLT	31	1-2
P1	LSI INDUSTRIES	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES 28FT ABOVE FINISHED GRADE, 25FT ALUMINUM POLE WITH VIBRATION DAMPER.	FIXTURE: MRM-LED-12L-SIL-4-UNV-DIM-40-70CRI-BRZ POLE: SSA5M25WCN1GV	POLE	4000K	2 PER POLE	LED	-	-	MVOLT	85	1-2
P2	LSI INDUSTRIES	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES 28FT ABOVE FINISHED GRADE, 25FT ALUMINUM POLE WITH VIBRATION DAMPER.	FIXTURE: MRM-LED-12L-SIL-4-UNV-DIM-40-70CRI-BRZ POLE: SSA5M25WCN1GV	POLE	4000K	1 PER POLE	LED	-	-	MVOLT	85	1-2

NOTES
1) COORDINATE FINAL FIXTURE/POLE COLORS WITH OWNER.
2) INFORMATION PROVIDED IN SCHEDULE IS TO SHOW WHAT WAS USED IN CALCULATION. COORDINATE FINAL FIXTURE WITH OWNER/ENGINEER PRIOR TO ORDERING. LIGHTING CONTROL OPTIONS SHALL BE SELECTED TO COMPLY WITH CITY REQUIREMENTS.

* OR PRIOR APPROVED EQUAL

MEP ENGINEER:
InSite Group
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ISG PROJECT NUMBER: 25-7920-0
MO COA 2002005563 - Curtis L. Brungardt, P.E. 2003016693

CHICK-FIL-A
FINAL DEVELOPMENT PLAN
LOT 8
OLDHAM VILLAGE
LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

SEAL:

REV.	DESCRIPTION	DATE:
-	-	-

ISSUE DATE:	5/19/2025
REASON FOR ISSUE:	PHOTOMETRICS
PROJECT NUMBER:	25-7920-0
PROJECT PHASE:	SD
DRAWN BY: AWN	CHECKED BY: CLB

SHEET TITLE:

LIGHTING SCHEDULES AND DETAILS

SHEET NUMBER:

SL200