

**PROPERTY DESCRIPTION**

LOT 2, WEST SUMMIT PARKWAY LOTS 1 AND 2.

**UTILITY COMPANIES:**

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

- KCP&L - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-6011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

**OWNER:**  
740 PARKWAY INVESTORS, LLC  
MATT PENNINGTON  
12701 METCALF AVENUE, SUITE 100  
OVERLAND PARK, KS 66213  
913-529-9533

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

**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.

# 760 NW Blue Parkway

## Preliminary Development Plan

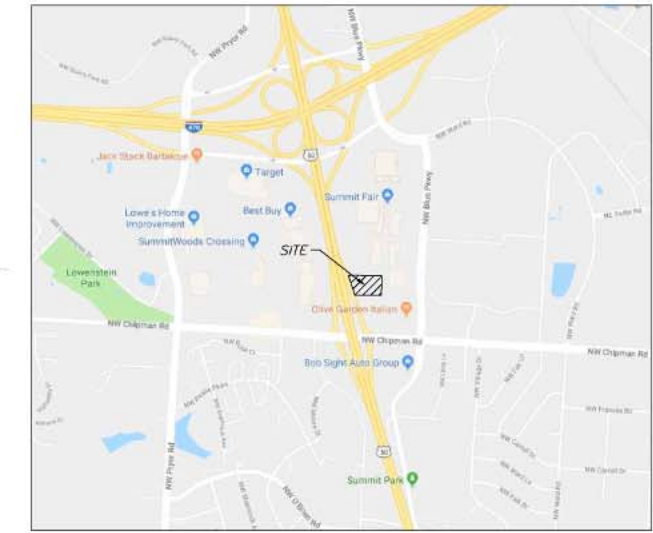
### SW 1/4 SEC-36 TWP-48 RNG-32

### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

North

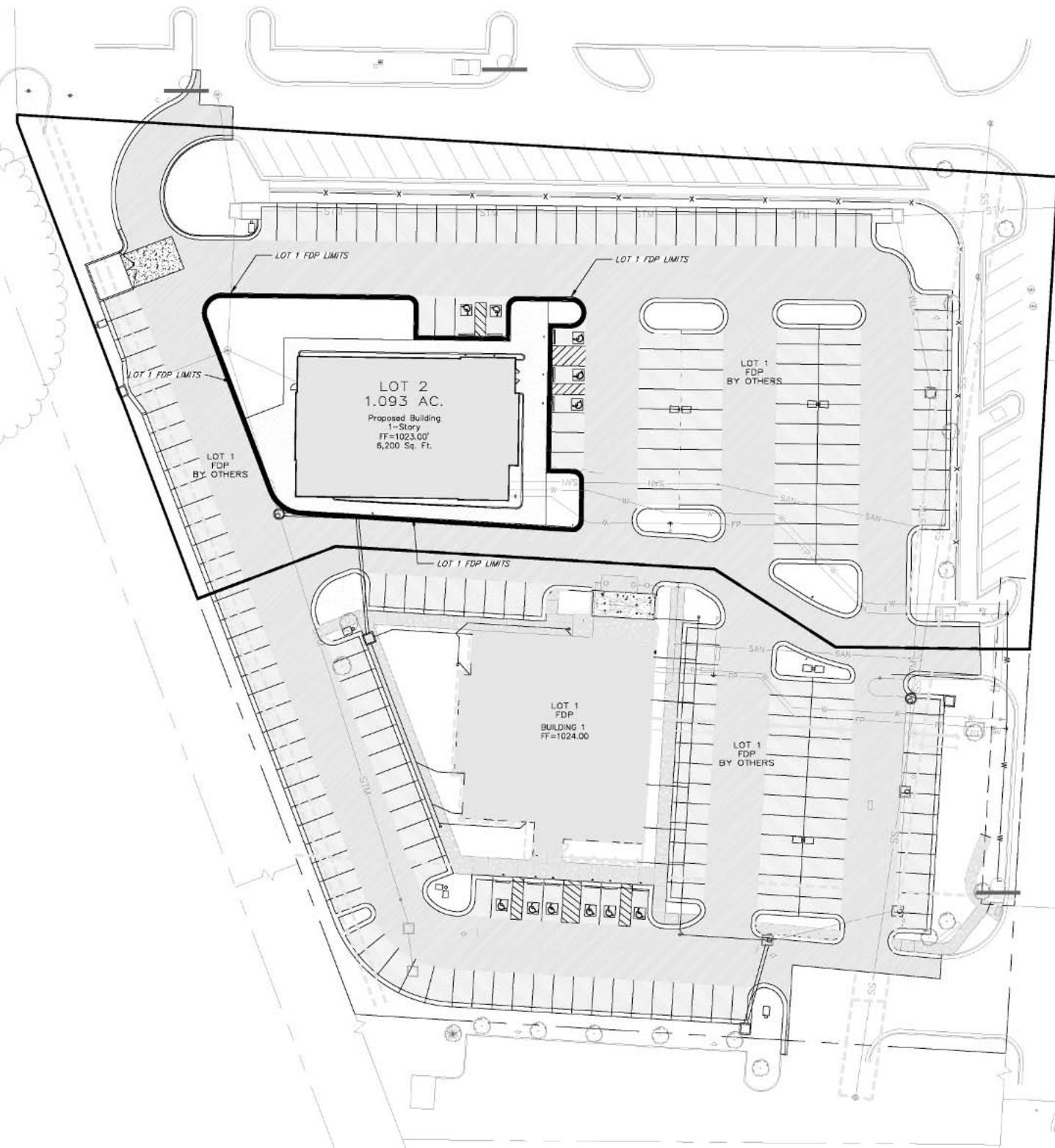
**Cover Sheet**  
SCALE: 1" = 30'

- INDEX OF SHEETS:**
- C.001 ~ COVER SHEET
  - C.050 ~ ESC PRE-CLEARING PLAN
  - C.051 ~ ESC INACTIVE AREA STABILIZATION
  - C.052 ~ ESC FINAL RESTORATION PLAN
  - C.100 ~ SITE PLAN
  - C.200 ~ GRADING PLAN
  - C.201 ~ SPOT ELEVATION PLAN
  - C.300 ~ UTILITY PLAN
  - L.100 ~ LANDSCAPE PLAN



**Site Impervious Area**

Total Area	1.93 acres (84,252 sq. ft.)
Floor/Area Ratio	0.074%
Building	6,200 sq. ft.
Parking/Sidewalk	3,340 sq. ft.
Impervious Area	9,540 sq. ft. (11.3% of Site)
Parking Spaces	0



**GENERAL NOTES**

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

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64882  
P: 816.623.9888 F: 816.623.9849

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 200500819-D  
Kansas  
Engineering E-1696  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

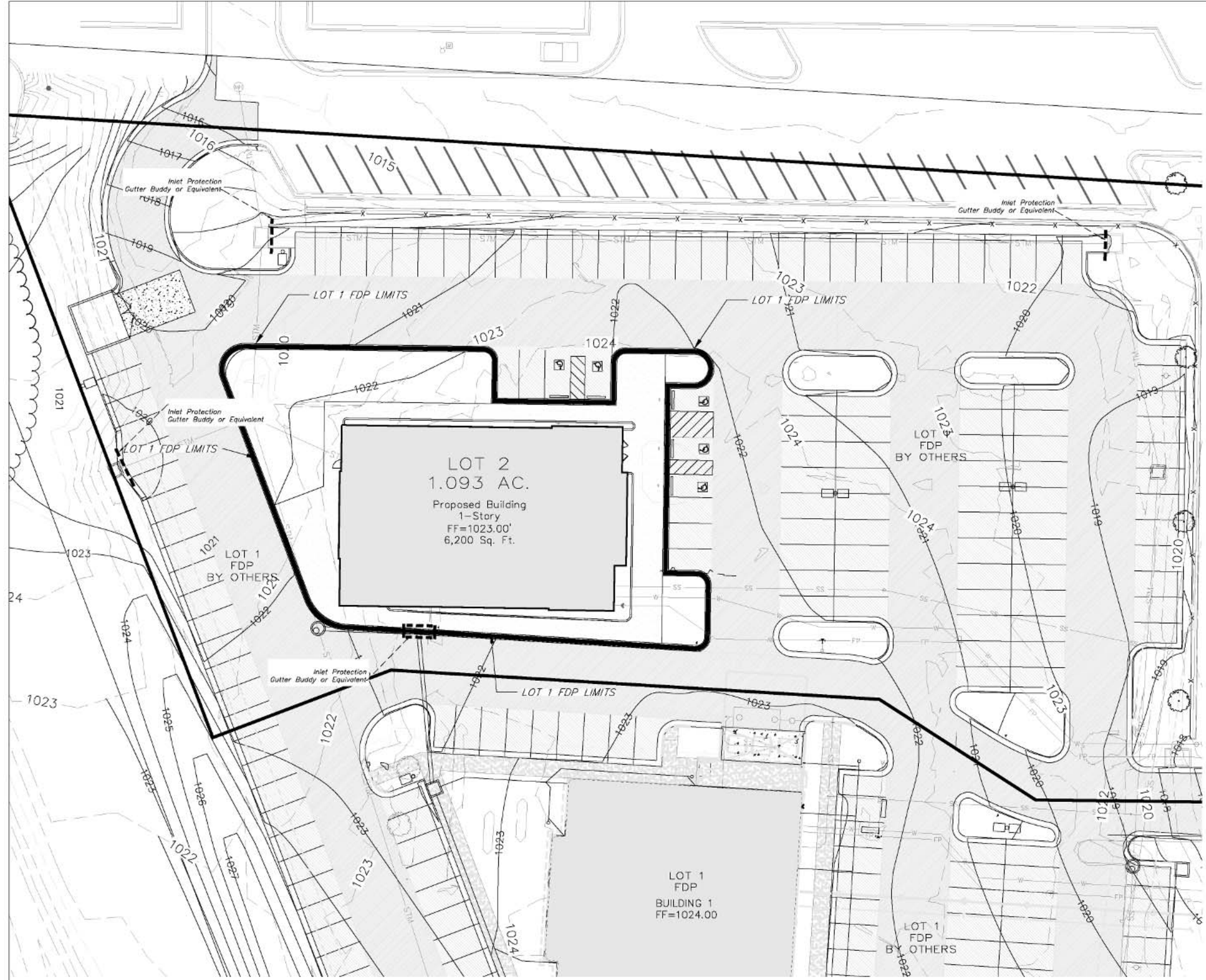
Project:  
760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

Issue Date:  
May 4, 2018

**COVER SHEET**  
760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

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

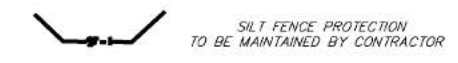
REVISIONS  
6-5-18 City Comments



PRE CLEARING PLAN  
SCALE: 1" = 20'



**DISTURBED AREA = 0.677 AC.**



**LEGEND**

- PHASE 1 SILT FENCE — SF-1 — SF-1
- PHASE 2 SILT FENCE — SF-2 — SF-2
- INLET PROTECTION — [Dashed Line]

**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 PERMITEE 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 SEEDDED WITH WHEATRYE 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 SEEDDED 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 RESEEDDED.

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 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 PERMITEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

**EROSION CONTROL DESCRIPTION:**

- 1.) SILT FENCE SHALL BE PLACED 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
- 3.) INSTALL SEDIMENT TRAPS PER PLAN AND PER DETAIL.

**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.
- 2.) SEDIMENT TRAPS SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE PROJECT

**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 SLOPED FOR POSITIVE DRAINAGE
  - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3% - 4% 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

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

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.

Professional Registration  
Missouri  
Engineering 200602186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1895  
Surveying LS-216  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA1821

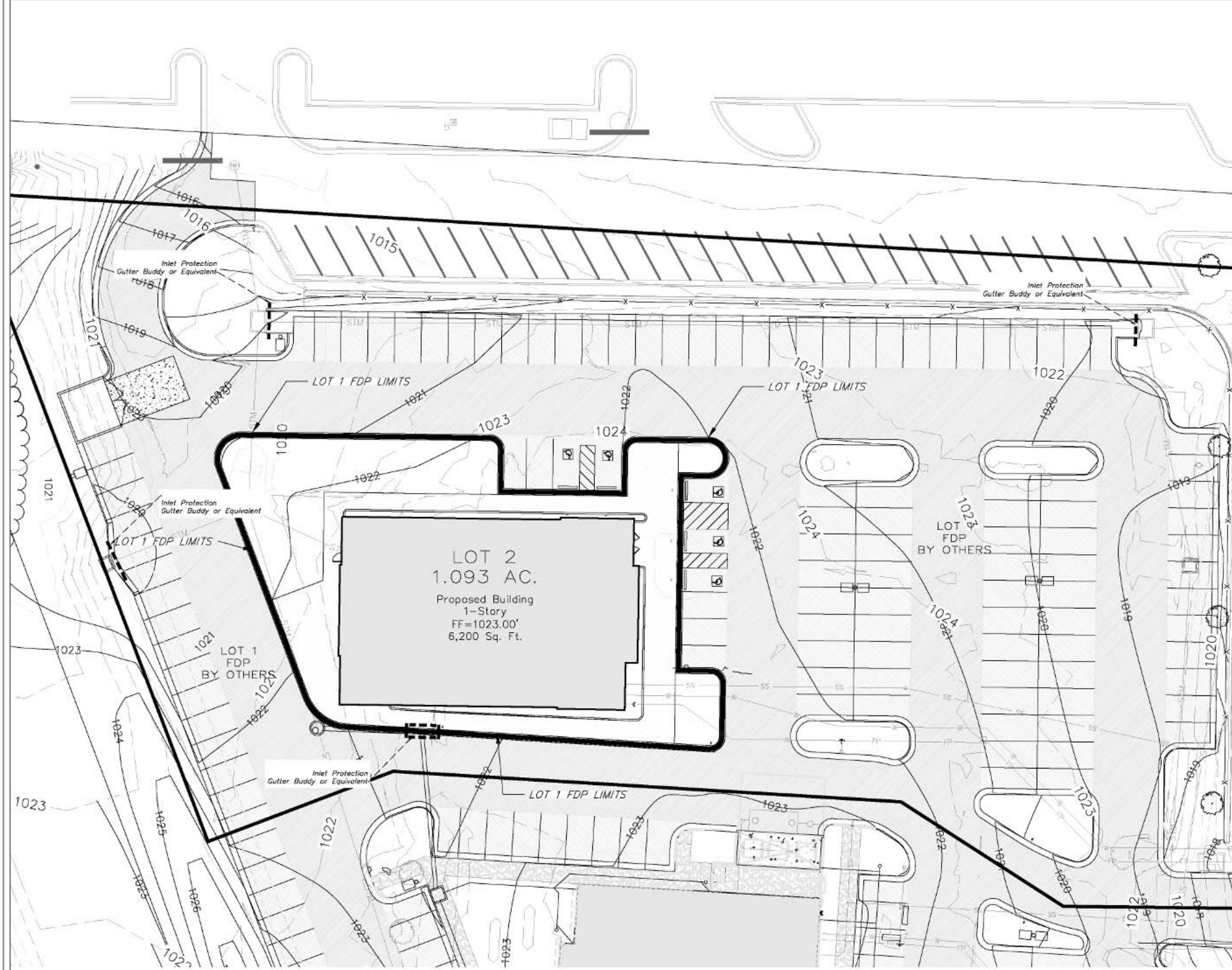
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West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

Project: 2018-001-001-001  
Issue Date: May 4, 2018

ESC PHASE 1 PLAN  
760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

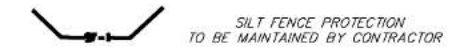
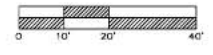
Matthew J. Schlicht  
MO PE 2006019706  
KS PE 19071  
OK PE 23076  
NE PE E-14335

REVISIONS  
6-5-18 City Comments



**INACTIVE AREA STABILIZATION PLAN**

SCALE: 1" = 20'



**LEGEND**

- PHASE 1 SILT FENCE
- PHASE 2 SILT FENCE
- INLET PROTECTION

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

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.



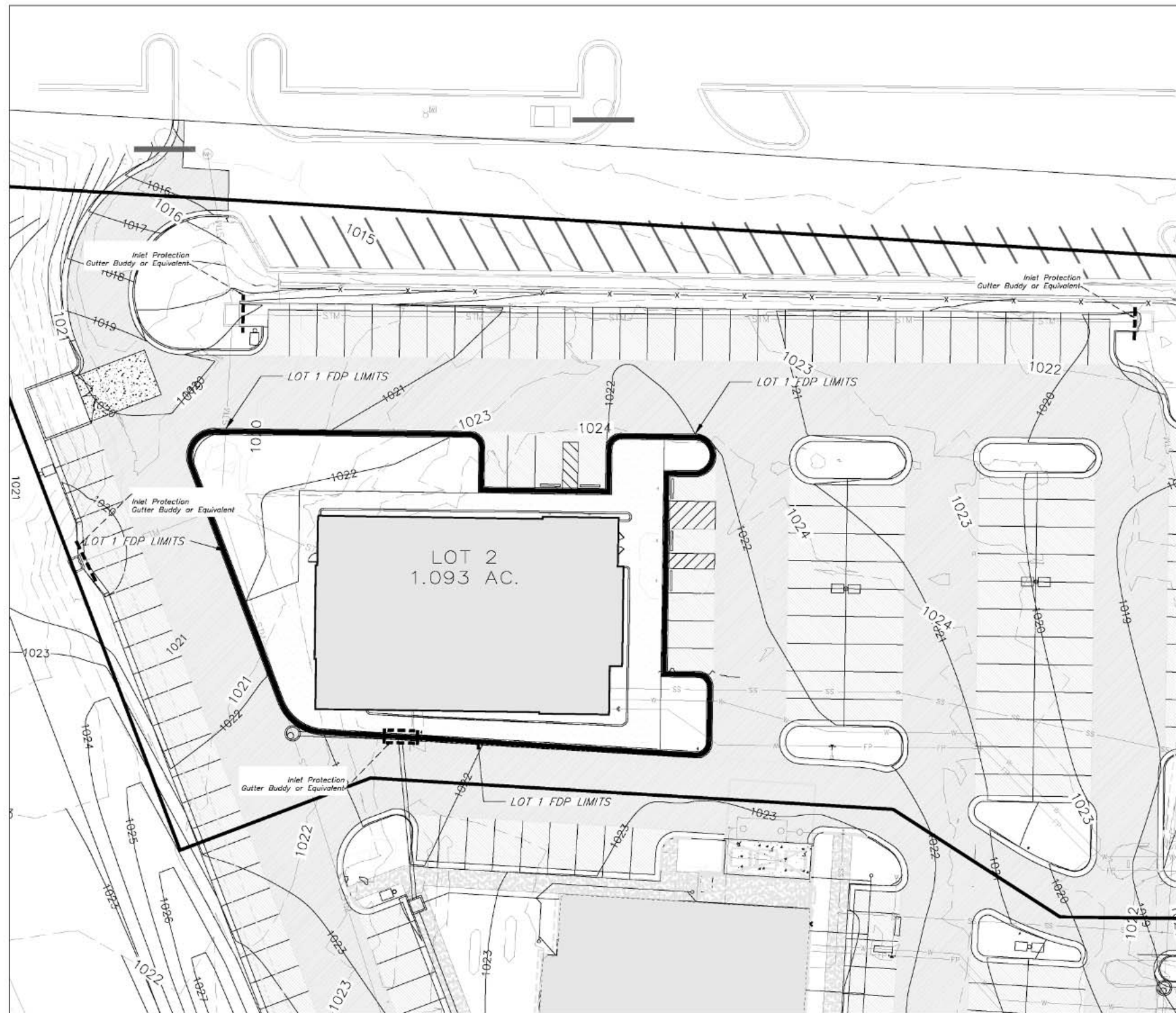
Professional Registration  
 Missouri  
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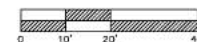
ESC PHASE 2 PLAN  
 760 NW Blue Parkway  
 West Summit Parkway Lot 2  
 Lee's Summit, Jackson County, Missouri

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

REVISIONS  
 6-5-18 City Comments



**FINAL RESTORATION PLAN**  
SCALE: 1" = 20'



SILT FENCE PROTECTION  
TO BE MAINTAINED BY CONTRACTOR

**LEGEND**

- PHASE 1 SILT FENCE ———— SF ————
- PHASE 2 SILT FENCE ———— SF-2 ————
- INLET PROTECTION ■■■■■■■■■■

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

**NOTES:**

- 1) 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 areas of work. These devices shall be maintained until the final devices are in place.
- 2) Per Unified Ordinance Section 14.090.B.2, All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

**SEED AND MULCH NOTES:**

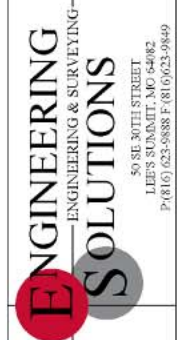
Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant 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 ----- 125 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.



Professional Registration  
 Missouri  
 Engineering 200802188-D  
 Surveying 200800319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

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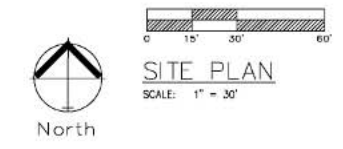
Project  
 ESC Phase 3 Plan  
 Issue Date:  
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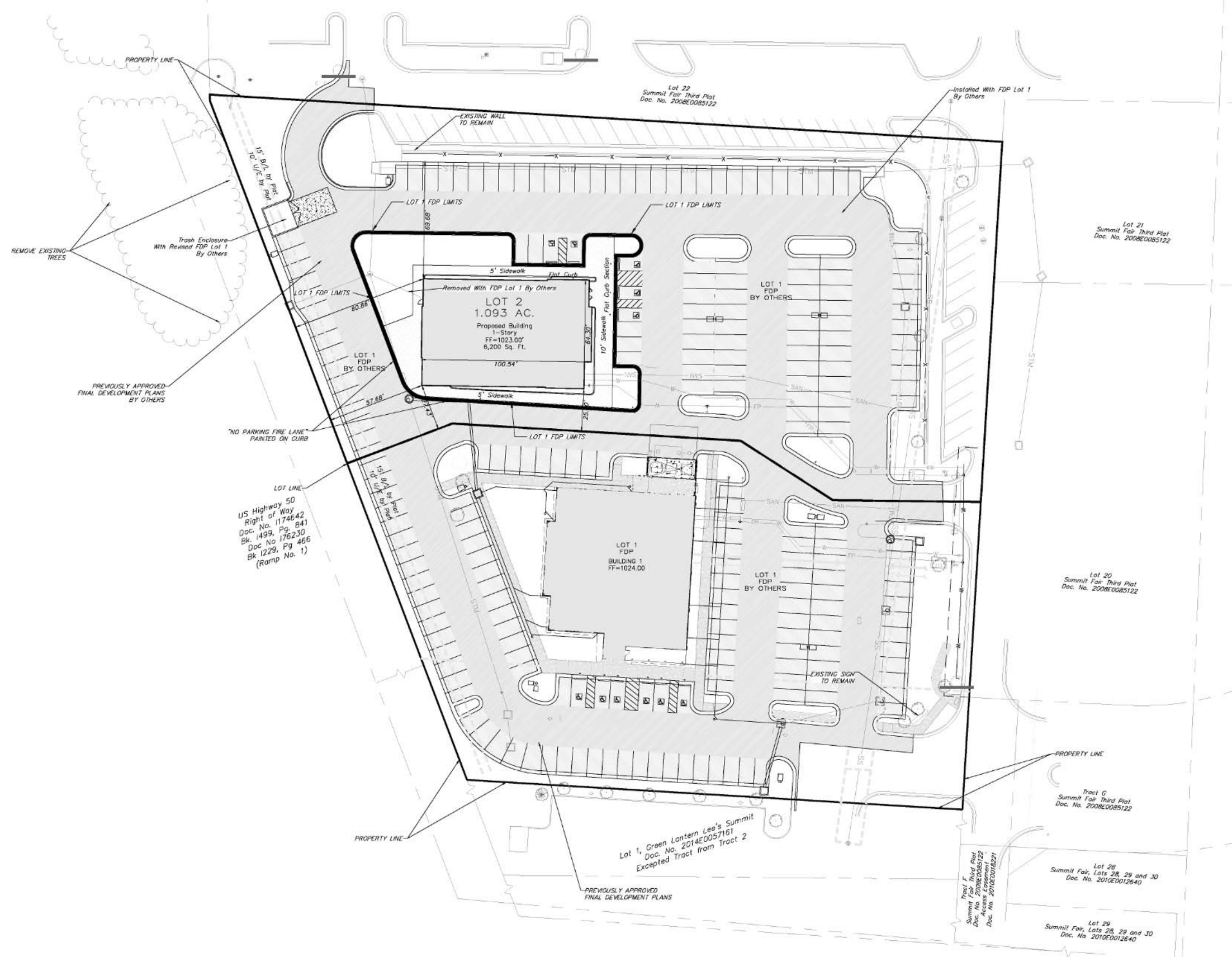
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NO.	DATE	DESCRIPTION

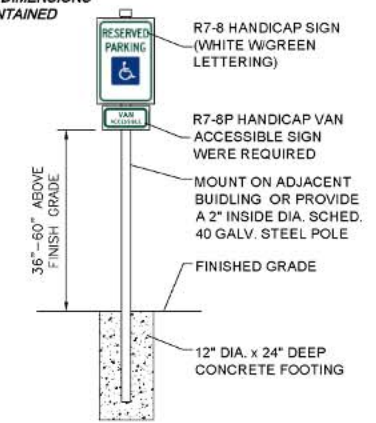


- Notes:
1. ALL SITE LIGHTING INSTALLED WITH FDP LOT 1.
  2. SERVICE UTILITIES FOR WATER AND SANITARY INSTALLED WITH FDP LOT 1.
  3. DETENTION IS CONTAINED BY REGIONAL FACILITY.



Lot 1 FDP

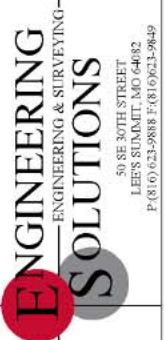
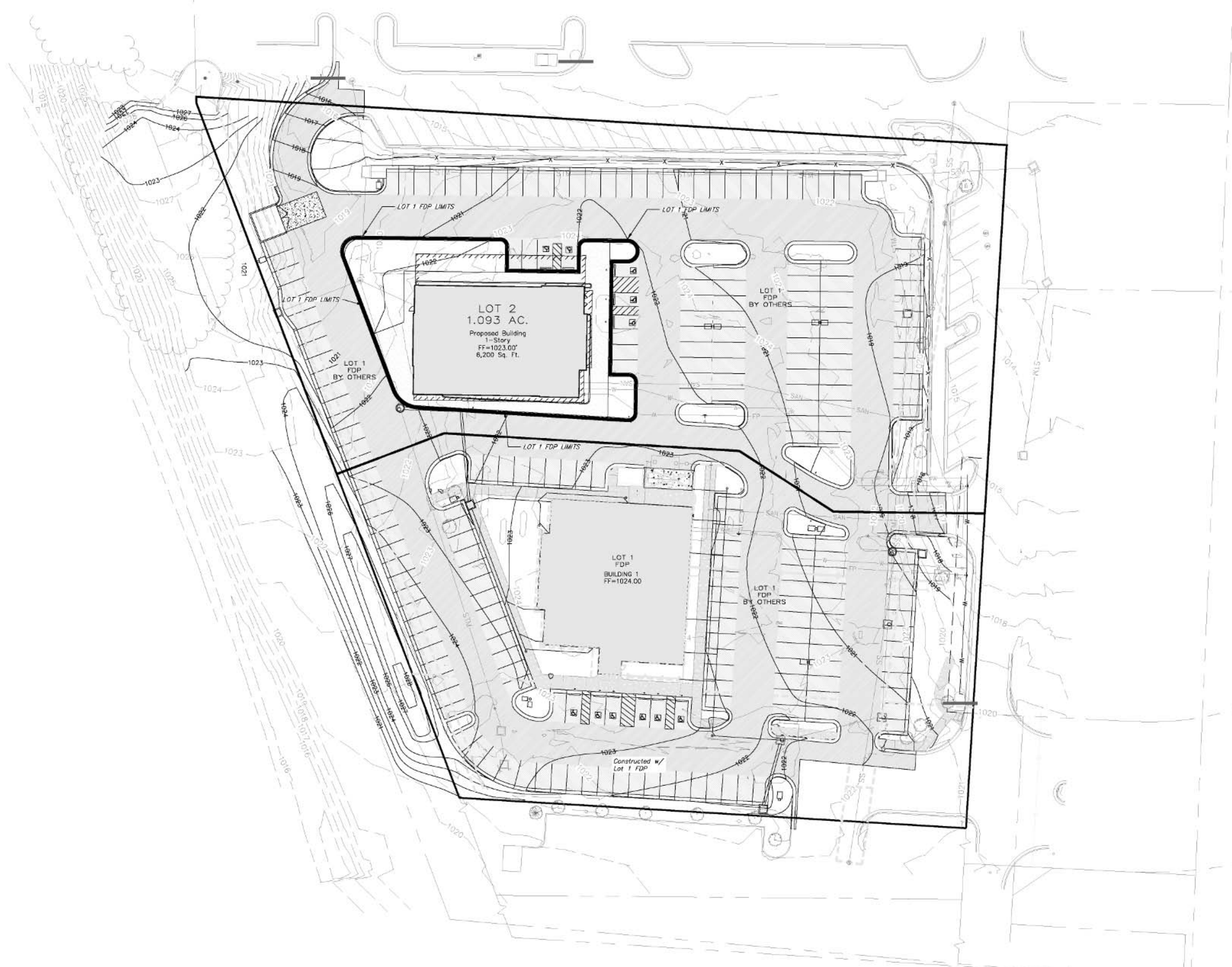
SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



**HANDICAP SIGN DETAIL**  
NOT TO SCALE



GRADING PLAN  
SCALE: 1" = 30'



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 200500819-D  
Kansas  
Engineering E-1699  
Surveying LS-219  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

Project:  
760 NW Blue Parkway  
Issue Date:  
May 4, 2018

GRADING PLAN  
760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

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

REVISIONS  
6-5-18 City Comments




Professional Registration  
 Missouri  
 Engineering 200502186-D  
 Surveying 200500819-D  
 Kansas  
 Engineering E-1699  
 Surveying LS-219  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2621

Project: 760 NW Blue Parkway  
 West Summit Parkway Lot 2  
 Lee's Summit, Jackson County, Missouri  
 Issue Date: May 4, 2018

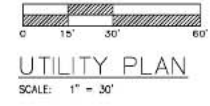
SPOT ELEVATION PLAN  
 760 NW Blue Parkway  
 West Summit Parkway Lot 2  
 Lee's Summit, Jackson County, Missouri

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

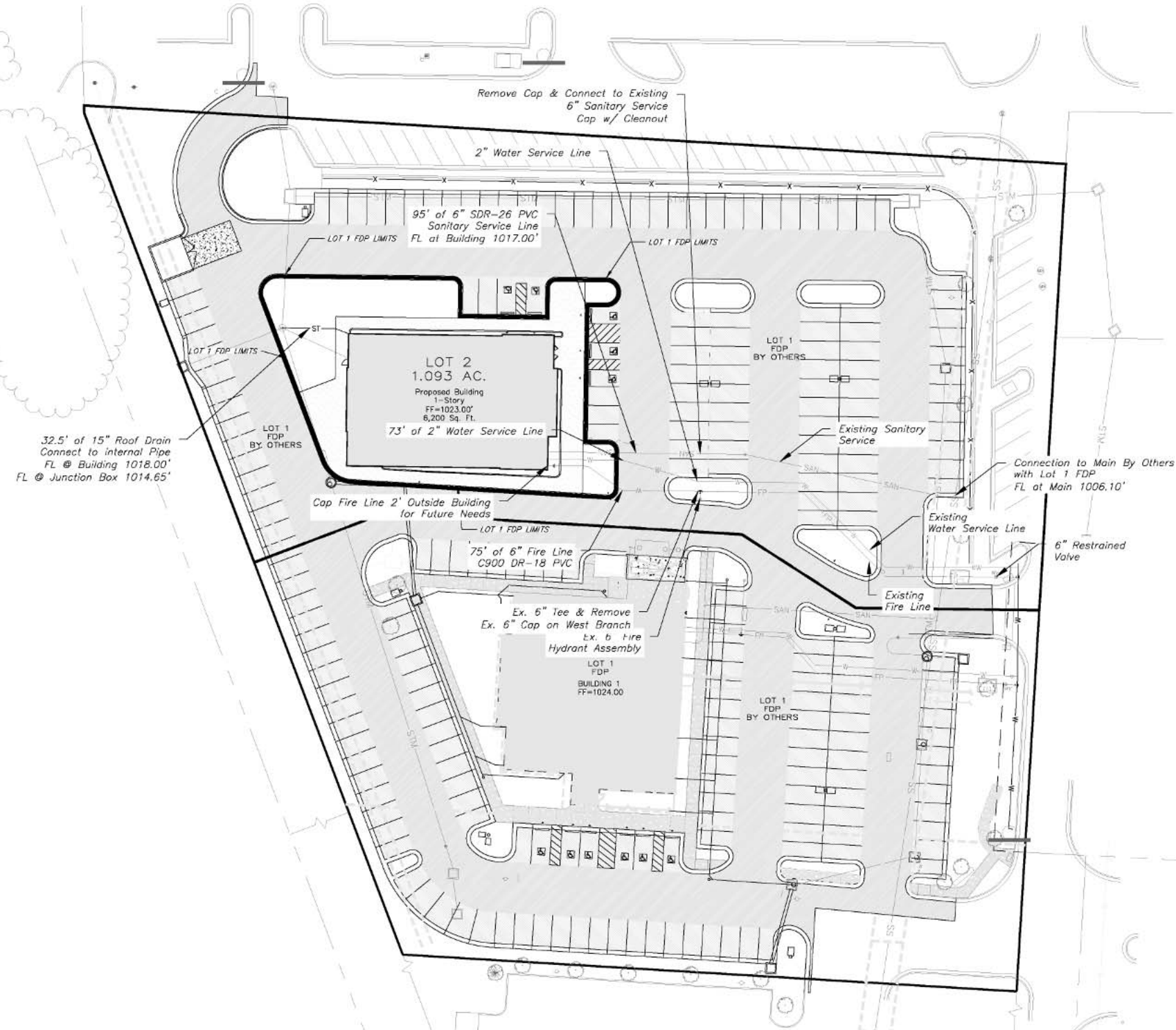
REVISIONS

No.	Description
6-5-18	City Comments

C.201



UTILITY PLAN  
SCALE: 1" = 30'



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 200500819-D  
Kansas  
Engineering E-1696  
Surveying LS-219  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

Project: 20180101-01-001  
Issue Date: May 4, 2018

UTILITY PLAN  
760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

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

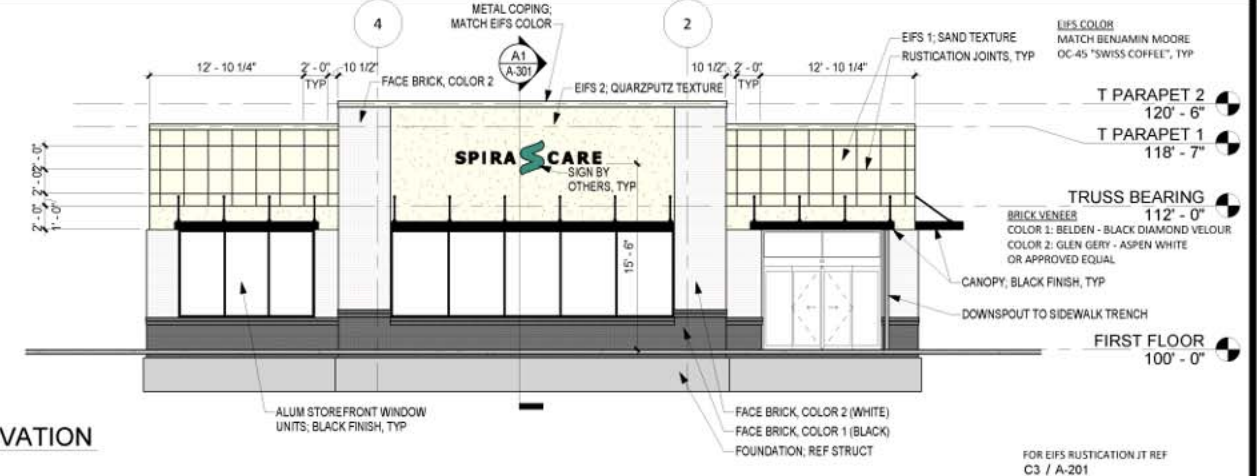
REVISIONS  
6-5-18 City Comments

NO.	DATE	DESCRIPTION

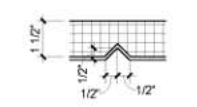




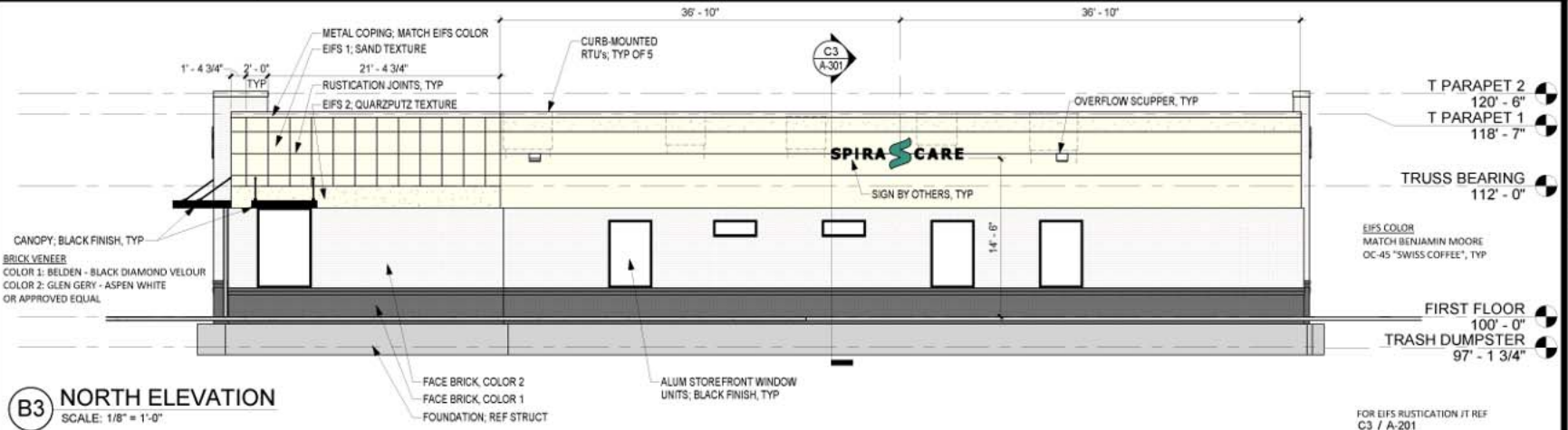
**D4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



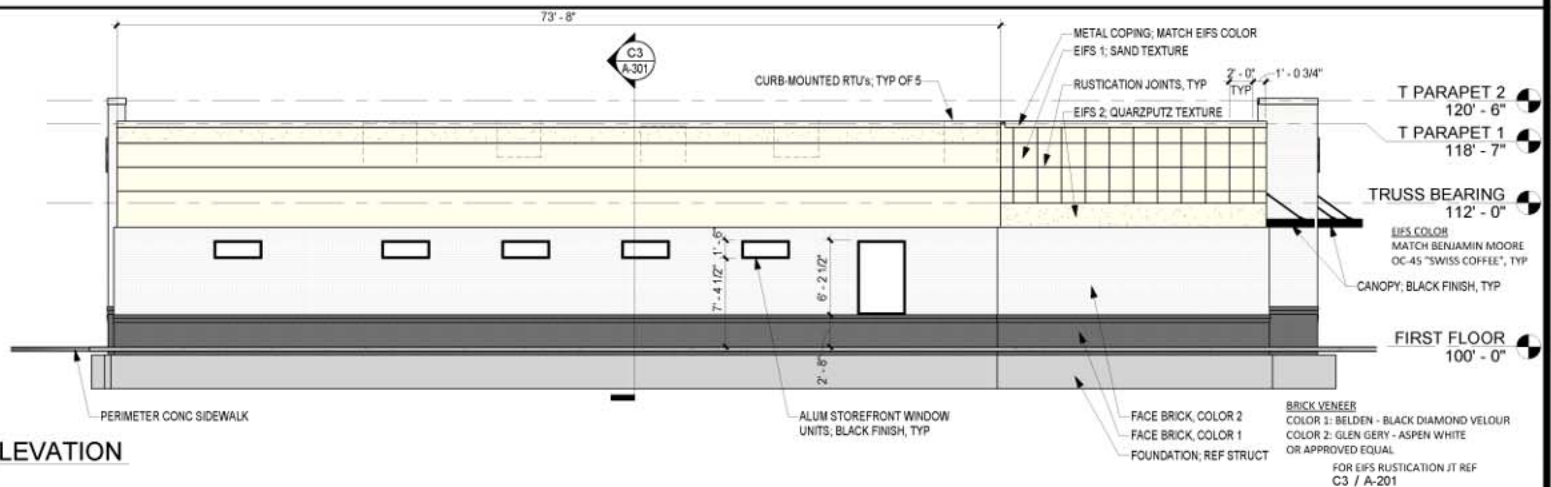
**C4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**C3 RUSTICATION JT**  
SCALE: 3" = 1'-0"



**B3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**A3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**schwerdt design group**  
architecture | interiors | planning  
2231 oak woodway rd suite 303  
joplin, missouri 64501-4275  
phone 785.273.5400

SCHWERDT DESIGN GROUP, INC.  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #F00352670

PROGORY E. SCHWERDT, ARCHITECT  
MO BA-6437  
STRUCTURAL CONSULTANT  
BIGE STRUCTURAL  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #2014008206

MEP CONSULTANT  
PHILIP D. KESSELS  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #E-200202886

**NEW MEDICAL CLINIC - BLDG SHELL**  
**SPIRA CARE - LEE'S SUMMIT, MO.**  
760 NW BLUE PARKWAY, LEE'S SUMMIT, JACKSON CO., MO 64086

SUBMISSION DATES  
JUNE 12, 2018

SHEET TITLE  
EXTERIOR ELEVATIONS

PROJECT NUMBER  
**171026**

SHEET NUMBER  
**A-201**

FILEPATH: BIM\_360/171026\_10 Bank of West Med Clinic/171026 Spira Care Medical Clinic - Lee's Summit.rvt  
DATE: 6/18/2018 3:02:07 PM  
DRAWN BY: Author

**GENERAL LANDSCAPE NOTES:**  
**PLANT MATERIAL**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND 2601-2204.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDING FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG WHILE BEING TRANSPORTED AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PLACES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSHAPLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

**LAWN AND TURF AREAS**

7. ALL LAWN AREAS TO BE SOODED OR SEEDED AS SHOWN ON PLANS. SOO SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOO SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOO SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:  
TURF-TYPE TALL FESCUE 90%  
KENTUCKY BLUEGRASS 10%

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

**INSTALLATION**

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

**MAINTENANCE BY OWNER**

1. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
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4. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.
5. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
6. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
7. NEW SOO TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOO BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

**LANDSCAPE WORKSHEET**

ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (50 trees)	1 tree per 30 feet of street frontage	230 ft. of street frontage /30= 8 trees required
14.090.A.3 Street Frontage Shrubs (50 trees)	1 shrub per 20 feet of street frontage	230 ft. of street frontage /20= 12 shrubs required
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint and parking	84,252 sq. ft. of total lot area minus 6,200 sq. ft. of bldg @ 56,989 parking=21,053 sq. ft. /5,000 = 4
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	84,252 sq. ft. of total lot area minus 6,200 sq. ft. of bldg @ 56,989 parking=21,053 sq. ft. /5,000 = 4

NOTE:  
PLANTINGS FOR PREVIOUSLY APPROVED FDP FOR LOTS 1.

**PLANTING SCHEDULE:**

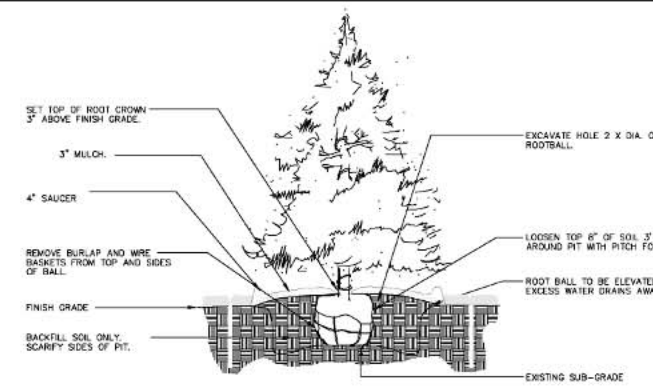
SYMBOL	QUANT.	KEY	NAME	SIZE
BB	20	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT

**PLANT SCHEDULE**

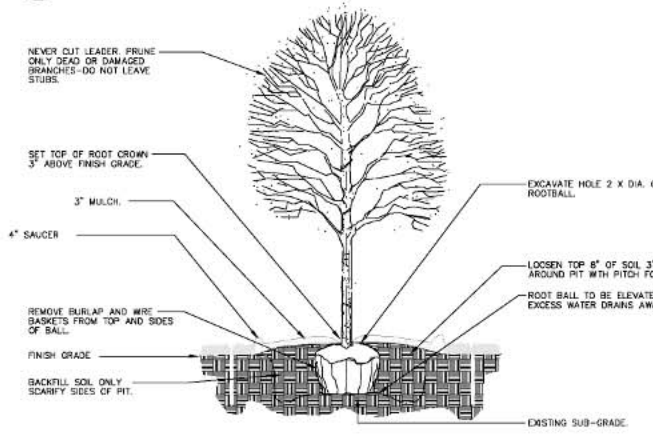
<b>ORNAMENTAL TREE</b> 3" Caliper <sup>8</sup> Height Min. CONCEPT PLANTS: Acer glabrum / Paperbark Maple Amelanchier x grandiflora Autumn Brilliance / Autumn Brilliance Serviceberry Malus x Royal Raindrops / Royal Raindrops Crabapple	8
<b>SHADE TREE</b> 3" Caliper Min. CONCEPT PLANTS: Ginkgo biloba / Maidenhair Tree Quercus rubra / Red Oak Tilia cordata 'Chancellor' / Chancellor Linden Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	12
<b>EVERGREEN SHRUB (36" HEIGHT MIN.)</b> B&B	35
<b>EVERGREEN SHRUB (7" HEIGHT MIN.)</b> B&B	59



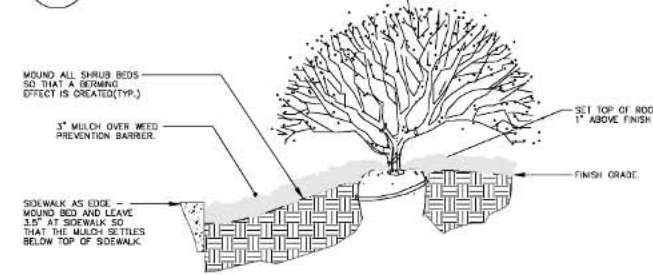
LANDSCAPE PLAN  
SCALE: 1" = 80'



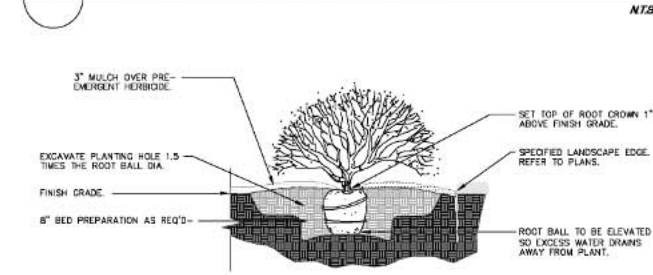
**1 EVERGREEN TREE PLANTING**



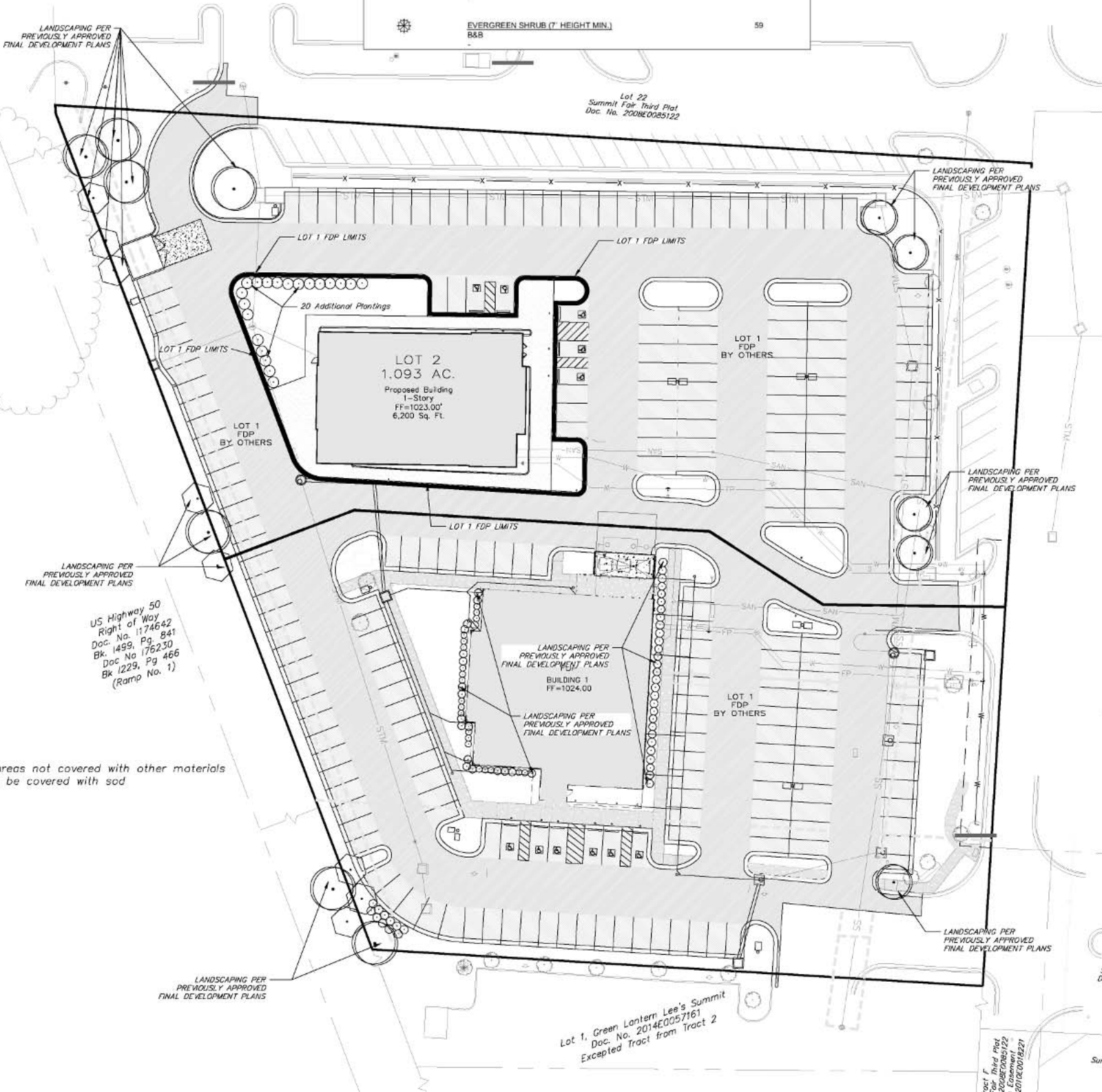
**2 DECIDUOUS TREE PLANTING**



**3 SIDEWALK EDGE AT PLANT BED**



**4 SHRUB PLANTING**



All areas not covered with other materials shall be covered with sod

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64882  
P: (816) 621-9888 F: (816) 621-9849

Professional Registration  
Missouri  
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Surveying 200500819-D  
Kansas  
Engineering E-1699  
Surveying LS-219  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: 700101018  
Issue Date: May 4, 2018

760 NW Blue Parkway  
West Summit Parkway Lot 2  
Lee's Summit, Jackson County, Missouri

760 NW Blue Parkway  
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Lee's Summit, Jackson County, Missouri

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MO PE 2006019708  
KS PE 19071  
OK PE 25228  
NE PE E-14335

REVISIONS

6-5-18 City Comments

L.100

1 2 3 4 5

D

C

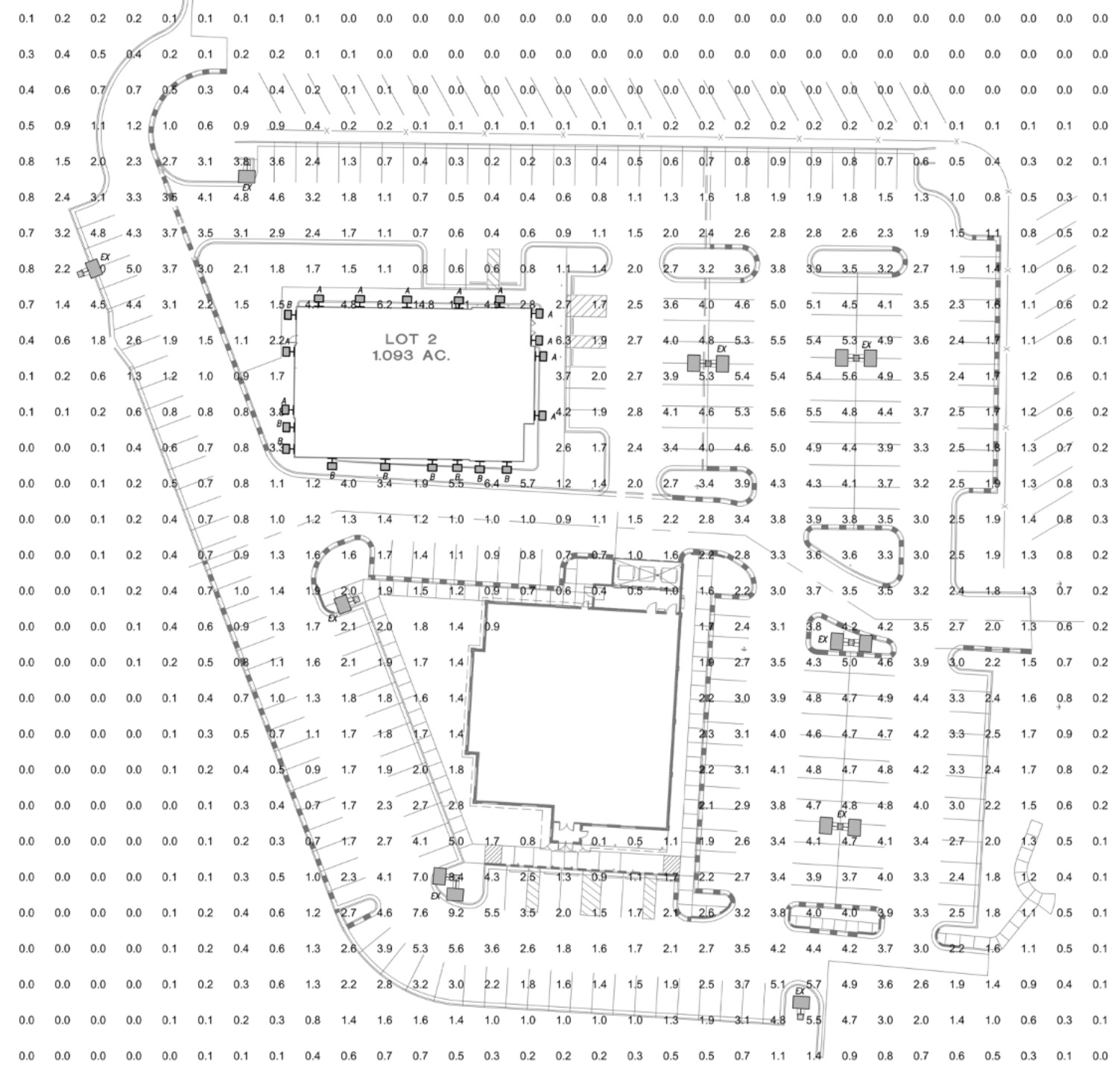
B

A

ELECTRICAL SYMBOL LIST			
SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED			
	HOME RUN (2 #12, 1 #12 G UNLESS NOTED OTHERWISE)	EX WP	EXISTING WEATHER PROOF
	INDICATES 2 PHASE, 1 NEUTRAL, AND 1 GROUND CONDUCTOR	GFI	GROUND FAULT INTERRUPT
	UNDERGROUND CIRCUIT		2 FIXTURE POLE MOUNTED LIGHT
	PANELBOARD		3 FIXTURE POLE MOUNTED LIGHT
	SINGLE FIXTURE POLE MOUNTED LIGHT		WALL MOUNTED FIXTURE
	SOFFIT MOUNTED FIXTURE		WALL MOUNTED EMERGENCY FIXTURE

LIGHT FIXTURE SCHEDULE								
PLAN MARK	MANUFACTURER	MODEL	SIZE	MOUNTING	FINISH	MIN LUMEN/MAX WATTS	CRV/CCT	NOTES
A	COOPER	XTOR3B	SURFACE	SURFACE	BRONZE	30W LED		2,3
B	COOPER	XTOR2B	SURFACE	SURFACE	BRONZE	18W LED		2,3

- NOTES LEGEND
1. PROVIDE WET LOCATION RATED FIXTURE.
  2. PROVIDE COLD LOCATION RATED BALLAST.



**SITE PLAN - PHOTOMETRIC**  
1" = 30'-0"



**schwerdt design group**  
architecture | interiors | planning  
2231 sw wansamaker rd. suite 303  
topeka, kansas 66614-4275  
phone: 785.273.7540  
500 north broadway. suite 200  
oklahoma city, ok 73102  
phone: 405.231.3105

**THESE DRAWINGS ARE PRELIMINARY DESIGN ONLY. NOT FOR CONSTRUCTION.**

**NEW MEDICAL CLINIC  
SPIRA CARE - LEE'S SUMMIT, MO.**  
760 NW BLUE PARKWAY, LEE'S SUMMIT, MO 64086

SUBMISSION DATES  
PROGRESS PRINT ONLY

SHEET TITLE  
PHOTOMETRIC PLAN

PROJECT NUMBER  
**171026**

SHEET NUMBER  
**E-100**



FILE PATH:  
DATE:  
DRAWN BY:

1 2 3 4 5