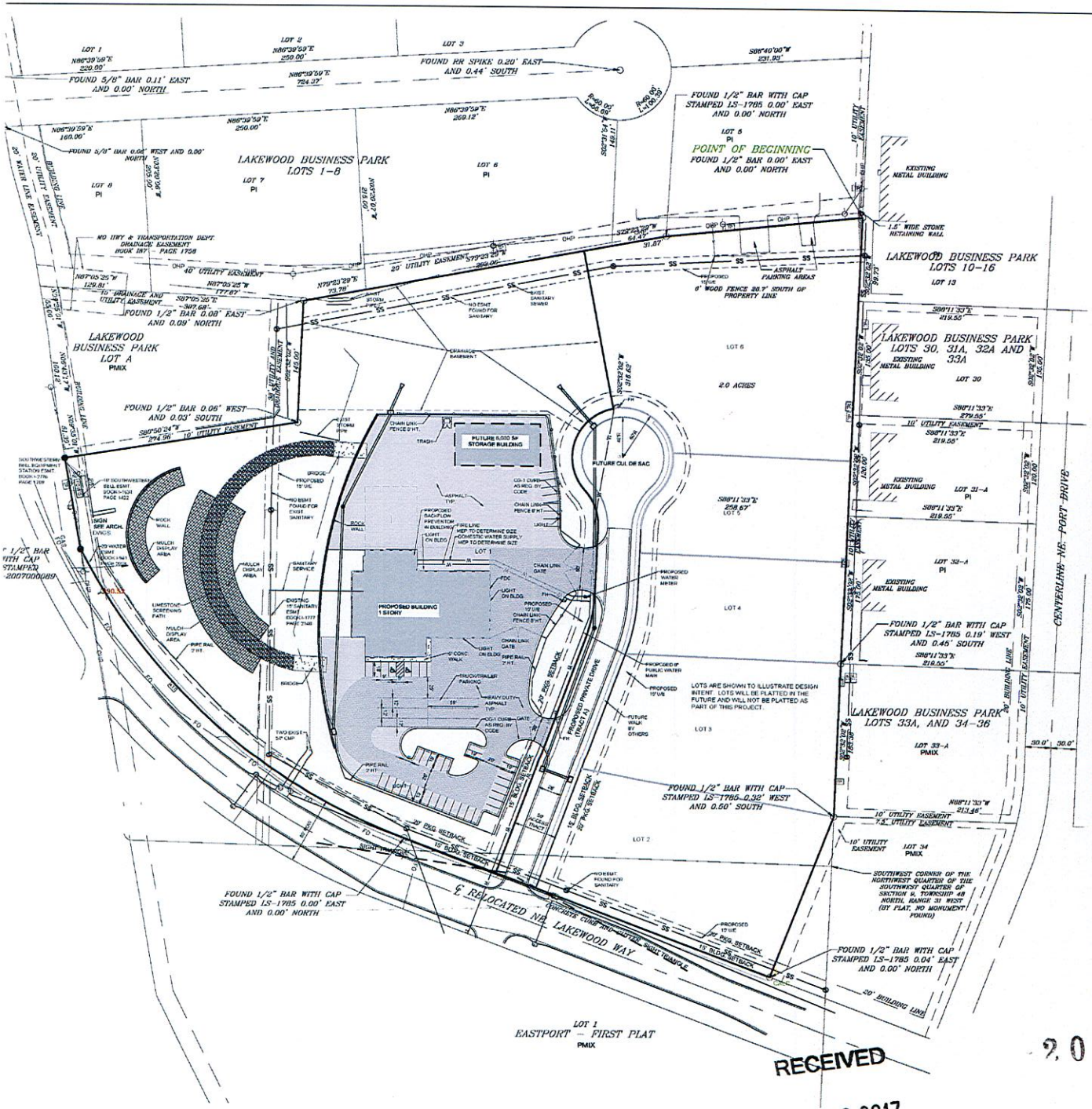


OVERALL SITE DATA

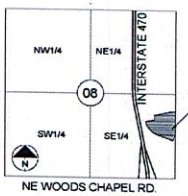
EXISTING ZONING	P-MIX
PROPOSED ZONING	P-MIX
SITE AREA	12.80 ACRES

LOT 1 SITE DATA

LOT 1 AREA	6.71 ACRES (292,504.83 S.F.)
TOTAL BUILDING AREA	14,000 S.F.
DEALERSHIP AREA	6,660 S.F.
SHOP AREA	5,500 S.F. (7 BAYS)
FUTURE STORAGE ADDITION	4,500 S.F.
FUTURE STORAGE BUILDING	6,000 S.F.
PAVEMENT AREA	87,689.89 S.F.
TOTAL IMPERVIOUS AREA	101,689.69 S.F.
OUTDOOR DISPLAY AREA	17,989.17 S.F.
OPEN AREA	109,825 S.F.

PARKING DATA

PARKING REQUIRED	
DEALERSHIP AREA	13.38 SPACES (2 PER 1,000 S.F.)
SHOP AREA	21 SPACES (3 PER SERVICE BAY)
OUTDOOR DISPLAY	12 SPACES (1 PER 2,500 S.F.)
TOTAL PARKING REQUIRED	47 SPACES
PARKING PROPOSED	
AUTO PARKING	39 SPACES
TRUCK/TRAILER PARKING	6 SPACES
TOTAL PARKING PROVIDED	45 SPACES



SECTION 09-48N-31W

LOCATION MAP
SCALE 1" = 2000'

PROPERTY DESCRIPTION FROM ALTA PREPARE BY R.L. BUFORD & ASSOCIATES, LLC
CONTAINING 557,818 SQUARE FEET OR 12.80 ACRES

PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, "LAKEWOOD BUSINESS PARK LOTS 1-8", A SUBDIVISION IN SAID CITY, COUNTY AND STATE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS WEST ALONG THE SAID EAST LINE OF SAID SECTION 8, ALSO BEING THE WEST LINE OF LOTS 30, 31A, 32A AND 33A OF SAID LAKEWOOD BUSINESS PARK SUBDIVISION, A DISTANCE OF 713.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33A; THENCE SOUTH 21 DEGREES 03 MINUTES 43 SECONDS WEST CONTINUING ALONG THE WEST LINE OF LOT 34 OF SAID SUBDIVISION, A DISTANCE OF 207.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RELOCATED LAKEWOOD WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 34; THENCE NORTH 68 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 457.83 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 521.54 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF I-470 HIGHWAY; THENCE NORTH 09 DEGREES 35 MINUTES 01 SECONDS WEST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 108.14 FEET TO THE SOUTHWEST CORNER OF LOT A OF LAKEWOOD BUSINESS PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 00 DEGREES 50 MINUTES 29 SECONDS EAST ALONG THE SAID SOUTH LINE OF SAID LOT A, A DISTANCE OF 274.98 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTH LINE OF SAID "LAKEWOOD BUSINESS PARK LOTS 1-8"; THENCE NORTH 79 DEGREES 23 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 430.31 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 230.16 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

NOTES:

1. BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY R.L. BUFORD & ASSOCIATES, LLC PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
2. TOPOGRAPHY FROM ALTA SURVEY PREPARED BY R.L. BUFORD & ASSOCIATES, LLC PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
3. AN EASEMENT OR LICENSE WILL GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
4. THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
5. BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
6. ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
7. ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
8. ALL DEIE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
9. ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
10. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
11. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code and local amendments.
12. IFC 903.3.7- Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.
13. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
14. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
15. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL
16. 1037, and shall contain keys to gain necessary access as required by the fire code official.506.1.1 Locks.An approved lock shall be installed on gates or similar barriers when required by the fire code official. A Knox padlock will be provided on the gate and a Knox box on the building.
17. Please note that parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.
18. Sanitary sewer main and easements for lots 2-5 will be provided in the future when one or more of those lots are developed.

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SCALE: 1" = 60'

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 29095C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.

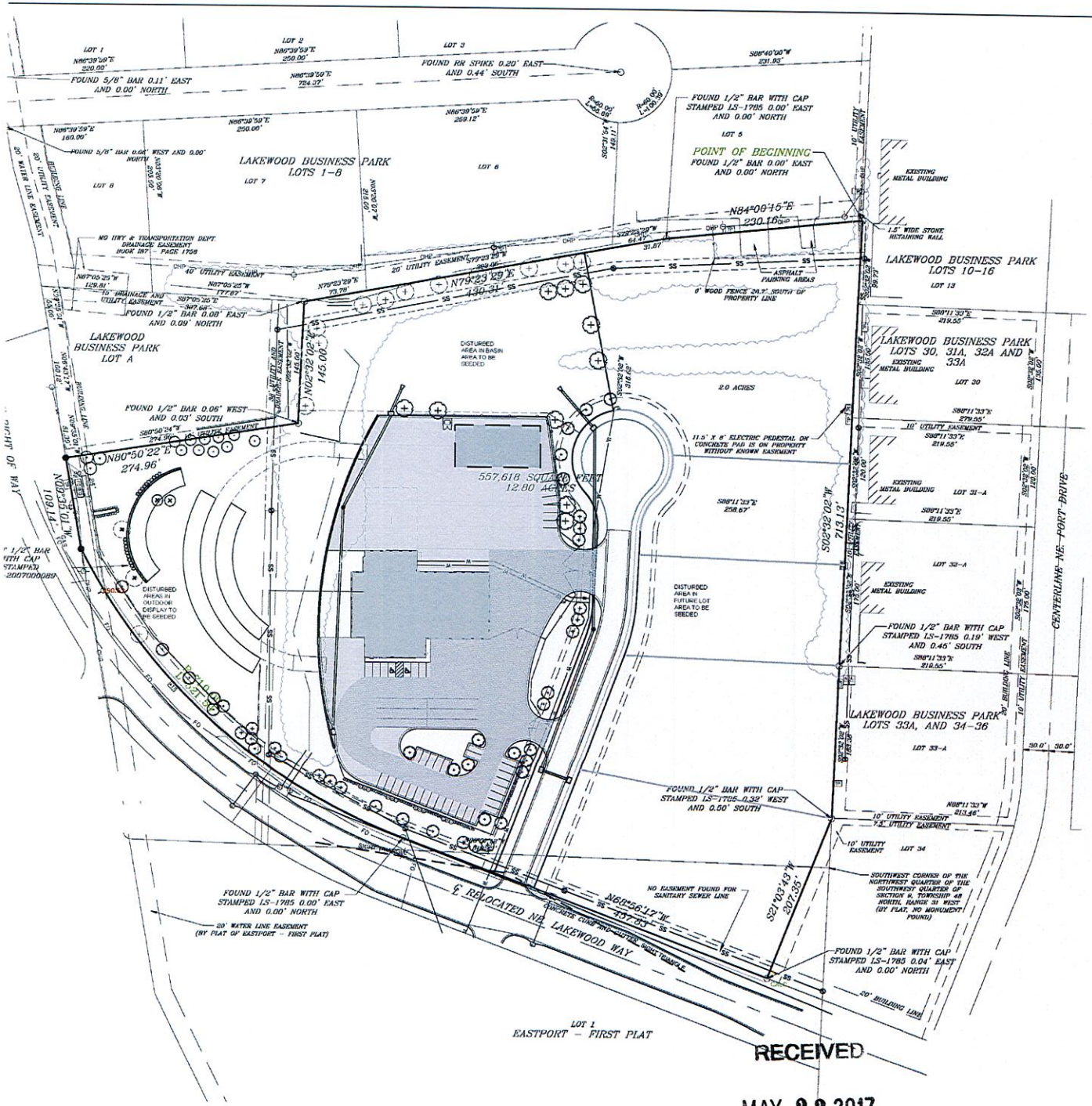
OWNER/DEVELOPER:

TUF FLIGHT INDUSTRIES, INC.
6330 NW KELLY DR
PARKVILLE, MO 64152

DEVELOPER:

COLEMAN EQUIPMENT
24000 W 43RD STREET
BONNER SPRINGS, KANSAS 66012
p (913) 422-3040

REVISION DATE	DESCRIPTION



LANDSCAPE DATA LOT 1 ONLY

STREET FRONTAGE LANDSCAPE

LAKEWOOD WAY TREES REQUIRED(1 PER 30')(745.37/30')	25 TREES
LAKEWOOD WAY TREES PROVIDED	24 NEW TREES & 1 EXISTING TREE
PRIVATE DRIVE TREES REQUIRED(1 PER 30')(502.31/30')	17 TREES
PRIVATE DRIVE TREES PROVIDED	17 NEW TREES
LAKEWOOD WAY SHRUBS REQUIRED(1 PER 20')(745.37/20')	37 SHRUBS
LAKEWOOD WAY SHRUBS PROVIDED	37 SHRUBS(PARKING LOT SCREEN)
PRIVATE DRIVE SHRUBS REQUIRED(1 PER 20')(502.31/20')	25 SHRUBS
PRIVATE DRIVE SHRUBS PROVIDED	25 SHRUBS(PARKING LOT SCREEN)

SITE LANDSCAPE REQUIRED

TREES REQUIRED (1 PER 5,000 S.F OF OPEN SPACE)(292,504-24,500/5000)	54 TREES
TREES PROVIDED	54 TREES 22 EXISTING TREES ALONG NORTH BNDY 32 NEW TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA)(292,504.83-24,500/5000X2)	107 SHRUBS
SHRUBS PROVIDED	107 SHRUBS(77 FOR PARKING LOT SCREEN)

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(32,052.8X.05)	1,602.64 S.F.
LANDSCAPE AREA PROVIDED	3,934.67 S.F.
TREES REQUIRED(1 PER ISLAND)	6 TREES
TREES PROVIDED	6 TREES
SCREENING(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)	77 SHRUBS

NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60 1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3"MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN DEPTH OF WOOD MULCH.
8. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE IS REQUIRED FROM BACK OF CURB TO THE CENTER OF SHRUB FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPER'S EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
15. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

SHADE TREES

AFA	23 EA.	Acer x freemanii 'Armstrong'	Armstrong Maple	2.5" Cal.	B&B
APC	3 EA.	Acer platanoides 'Crimson King'	Crimson King Norway Maple	2.5" Cal.	B&B
QRR	15 EA.	Quercus robur x bicolor(aka x warei) 'Long'	Regal Prince Oak	2.5" Cal.	B&B
UXF	10 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
ZSM	6 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

SHRUBS

BSW	84 EA.	Buxus sinica var. insularis 'Wintergreen' fka a micro	Wintergreen Boxwood	5 gal.	Cont.
JHH	20 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
VCK	12 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.

EXISTING TREES

- EXISTING SHADE TREE THAT ARE 2" CAL. MINIMUM
- EXISTING EVERGREEN TREE THAT ARE 2" CAL. MINIMUM
- EXISTING SHADE TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED

SCALE: 1" = 60'

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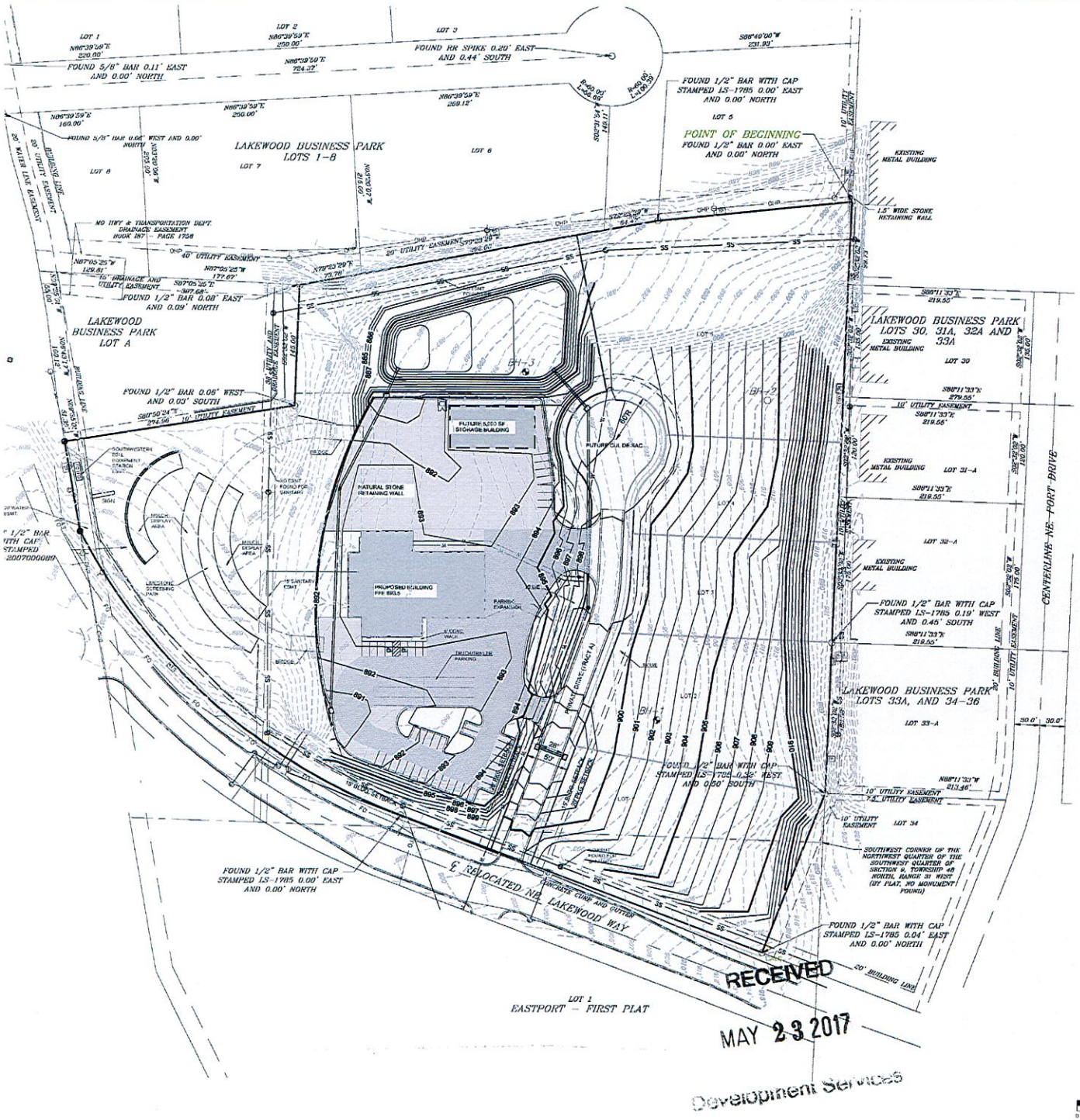

GRADING NOTES:

1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY R.L. BUFORD & ASSOCIATES LLC - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

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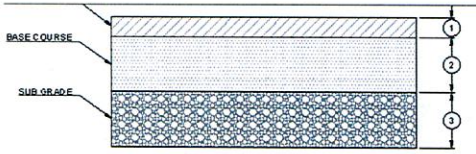


PARKING AREAS

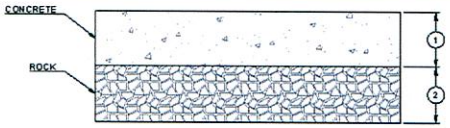
1. 2" - KDOT BM-2
2. 4" - KDOT BM-2B
3. 6" - TYPE AA(MR 3-3) IN CUT AREAS
   18" - TYPE AA(MR 3-3) IN FILL AREAS

DRIVE AREAS

1. 2" - KDOT BM-2
2. 6" - KDOT BM-2B
3. 6" - TYPE AA(MR 3-3) IN CUT AREAS
   18" - TYPE AA(MR 3-3) IN FILL AREAS

-1 TYPICAL - ASPHALT PAVEMENT SECTION

NOT TO SCALE

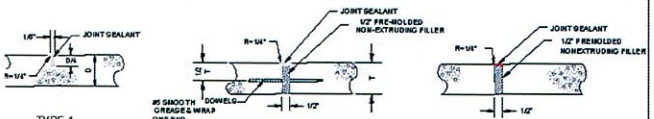


TRASH AREA

1. 8" - 4000 PSI PCC PAVEMENT(JCCB-4K)
2. 4" - 3/4" CLEAN ROCK

-2 TYPICAL - CONCRETE PAVEMENT SECTION

NOT TO SCALE



NOTES:

1. TYPE 2 JOINTS SHALL BE PLACED @ ALL P.C.'s, P.T.'s AND TRANSITIONS, AND WHERE NEW WALK TIES INTO EXISTING WALK.
2. SMOOTH BARS SHALL BE 24" LONG.

NOTE:

1. TYPE 3 JOINTS SHALL BE PLACED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE AND IN AREAS WHERE DOWEL BARS ARE NOT REQUIRED BY THE ENGINEER.

TYPE 1 JOINTS MAY BE CONSTRUCTED WITH A TOOLING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.

TYPE 1 JOINTS SHALL BE SPACE TO EQUAL THE WIDTH OF THE SIDEWALK.

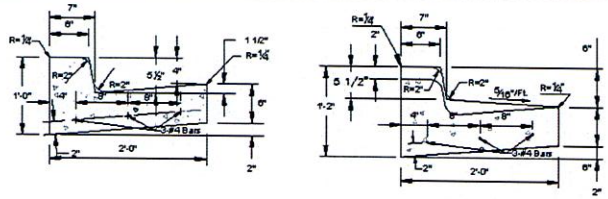
-3 TYPICAL - CONCRETE PAVEMENT JOINT DETAILS

NOT TO SCALE

NOTE WOOD GUARD RAIL TO BE PLACED ON BOTH SIDES OF THE PATH OVER CULVERT BRIDGE

0-4 BRIDGE DETAIL

NOT TO SCALE



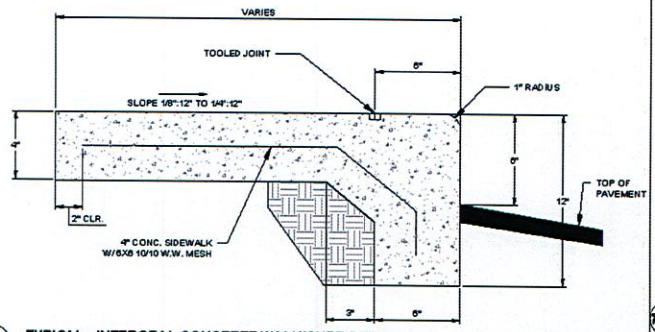
NOTE: in transitions, water shall flow from the gutter of Type "B" curb to the lip of Type "B-Dry" curb at 0.5% min. slope.

NOTES:

1. Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, are incorporated except as otherwise noted.
2. 1/2" pre-molded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers. Contraction joints shall be 2" deep, and placed at 10' intervals equally spaced between expansion joints. KCMMB-4K concrete will be used throughout unless noted otherwise.
3. Steel reinforcement may be omitted from curb & gutter placed on a minimum of 4" of asphaltic concrete.

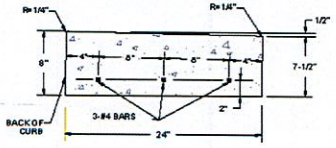
7.0-5 TYPICAL CONCRETE CURB DETAILS

NOT TO SCALE



7.0-6 TYPICAL - INTERGRAL CONCRETE WALK/CURB DETAIL

NOT TO SCALE



RIBBON CURB

NOTES:

1. Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, are incorporated except as otherwise noted.
2. KCMMB-4K Concrete
3. 1/2" pre-molded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers. Contraction joints shall be 2" deep, and placed at 10' intervals equally spaced between expansion joints. KCMMB-4K concrete will be used throughout unless noted otherwise.
4. Steel reinforcement may be omitted from curb & gutter placed on a minimum of 4" of asphaltic concrete.

7.0-7 TYPICAL RIBBON CURB DETAIL

NOT TO SCALE

THE RETAINING WALL ON THE SITE WILL EITHER BE BIG BLOCK WALL OR A LEDGSTONE WALL. FINAL SELECTION TO OCCUR AT FINAL PLAN.

7.0-8 WALL DETAIL

NOT TO SCALE

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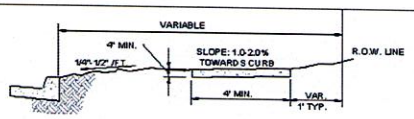
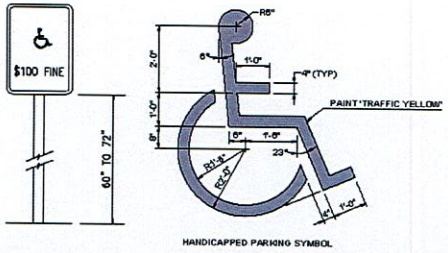


NOTES:

1. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
2. THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STONES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.
3. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESES JOINTS. 3/4" JOINT FILLER WILL BE USED WHEN SPACING EXCEEDS 100'.
4. EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 60 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 200 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.

7.0-9 TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE



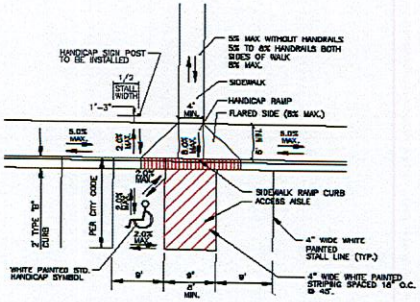
HANDICAPPED PARKING SYMBOL

HANDICAP SIGN
(SEE PLAN FOR LOCATION)

NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

7.0-10 HANDICAP SYMBOL & SIGNAGE DETAILS

NOT TO SCALE



7.0-11 TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE

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GRASS PAVE TO GRAVEL FILLED AND THEN COVERED WITH MULCH

7.0-12 MULCH DISPLAY AREAS

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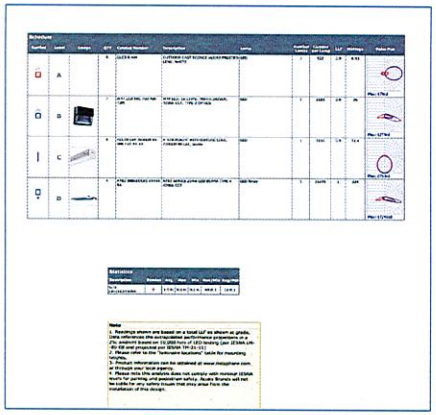

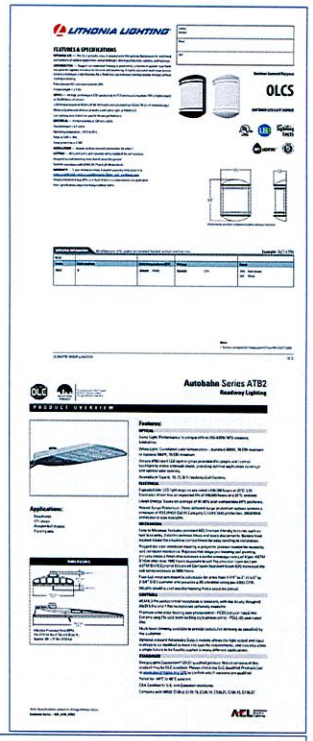

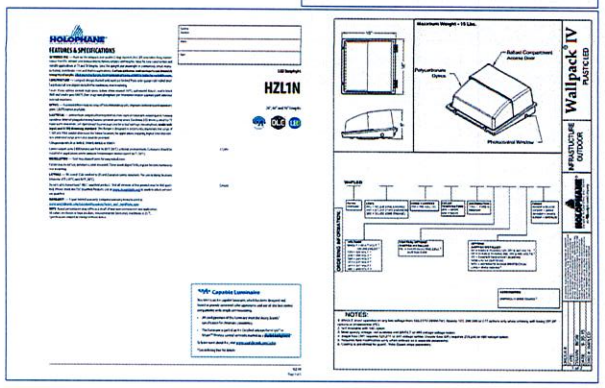

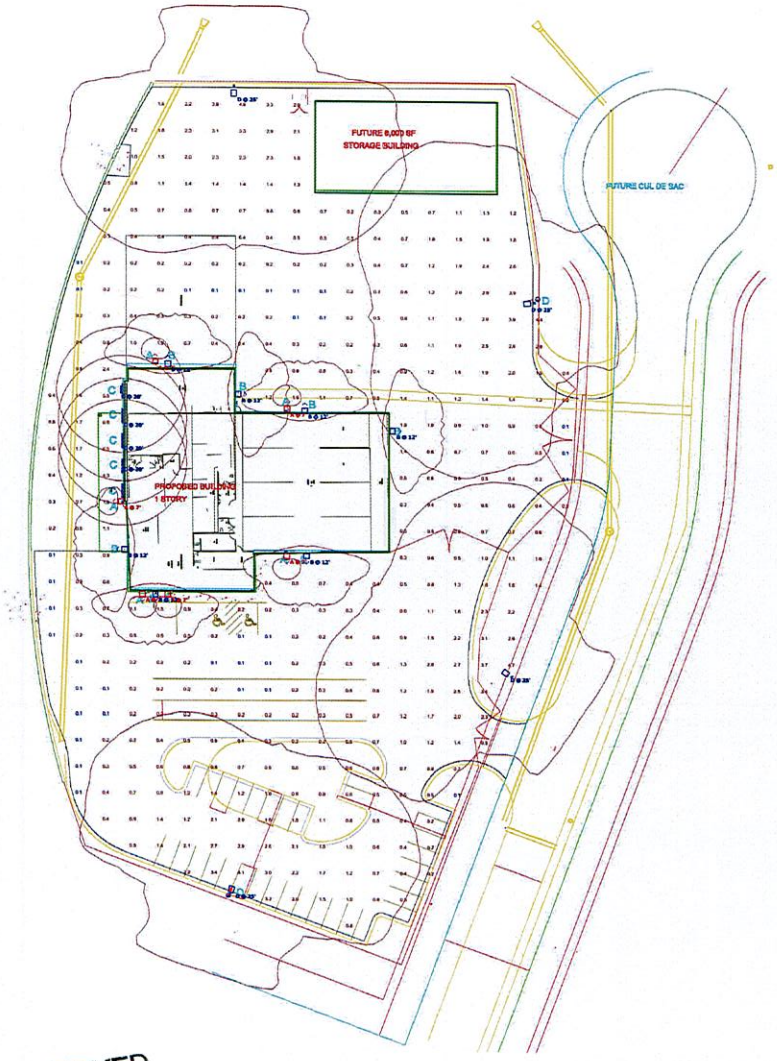

ELECTRICAL PHOTOMETRIC PLAN A1
SITE PLAN

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SHAUNA KHAUKA
NUMBER
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PHOTOMETRIC PLAN

E1.1

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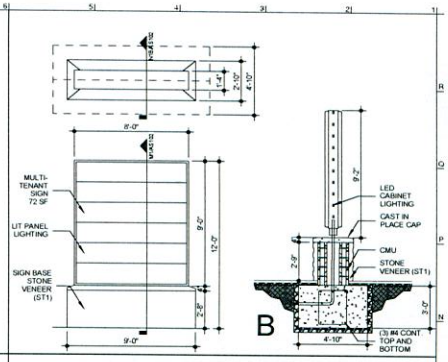
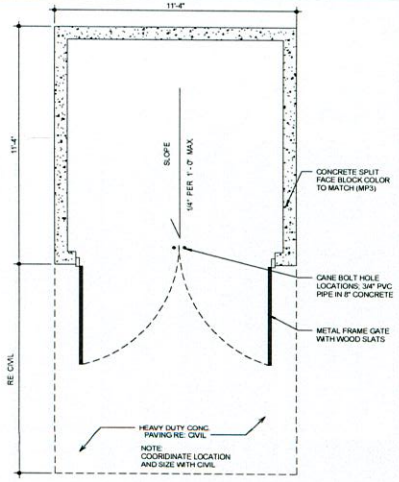


MULTI-TENANT MONUMENT SIGN M1
1/4" = 1'-0"



TRASH ENCLOSURE PLAN E1
3/8" = 1'-0"

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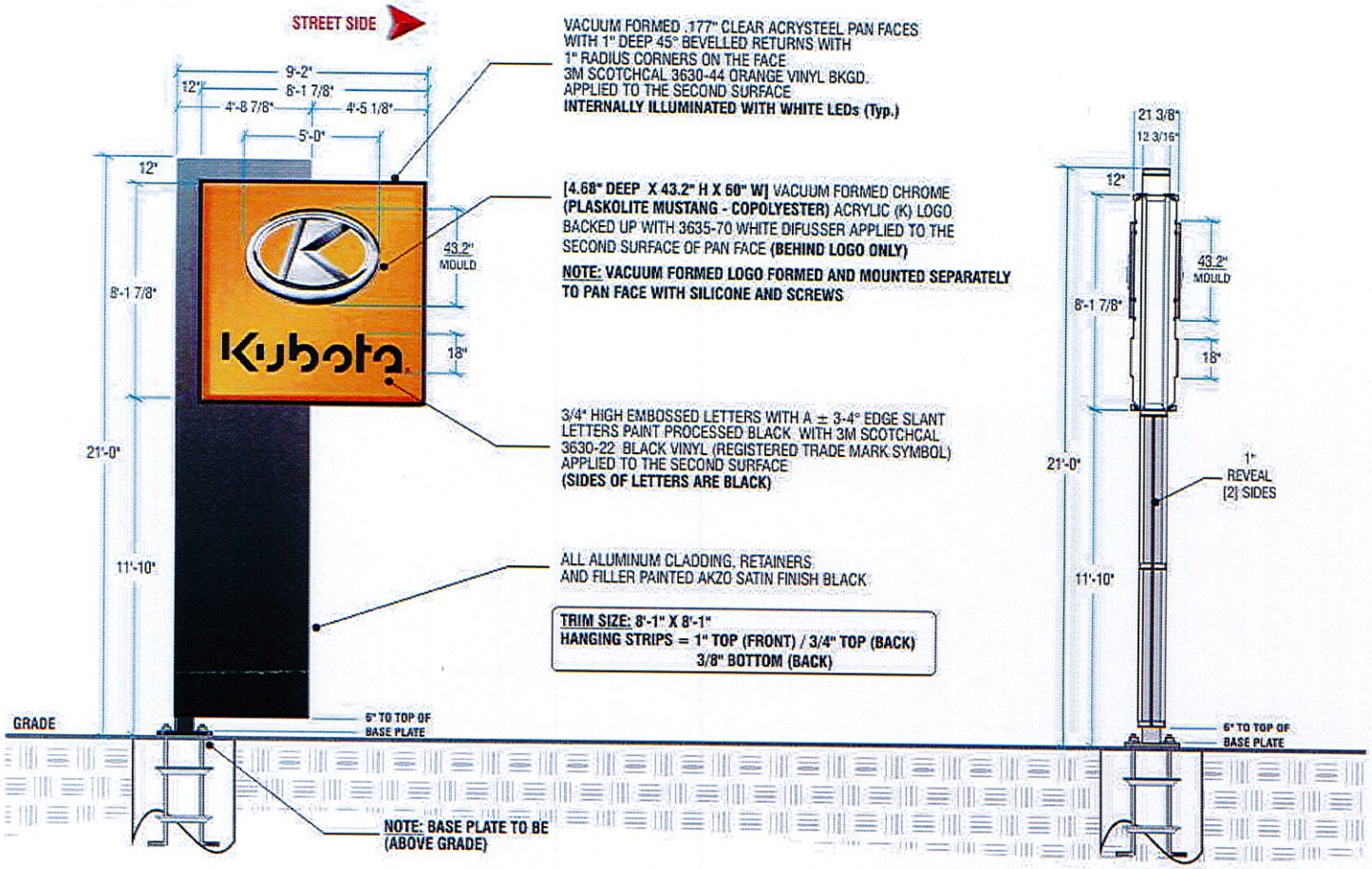

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R2-NOV. 25/13-CHANGE LETTER FROM (VINYL) TO PAINT PROCESSED BLACK
R3-JAN. 09/14-REVISE (WHITE DIFUSSER)
R4-FEB. 05/14-ADD BOTTOM HANGING STRIP
R5-MAY 13/14-REVISE RETAINER DIMENSIONS AND TRIM SIZE

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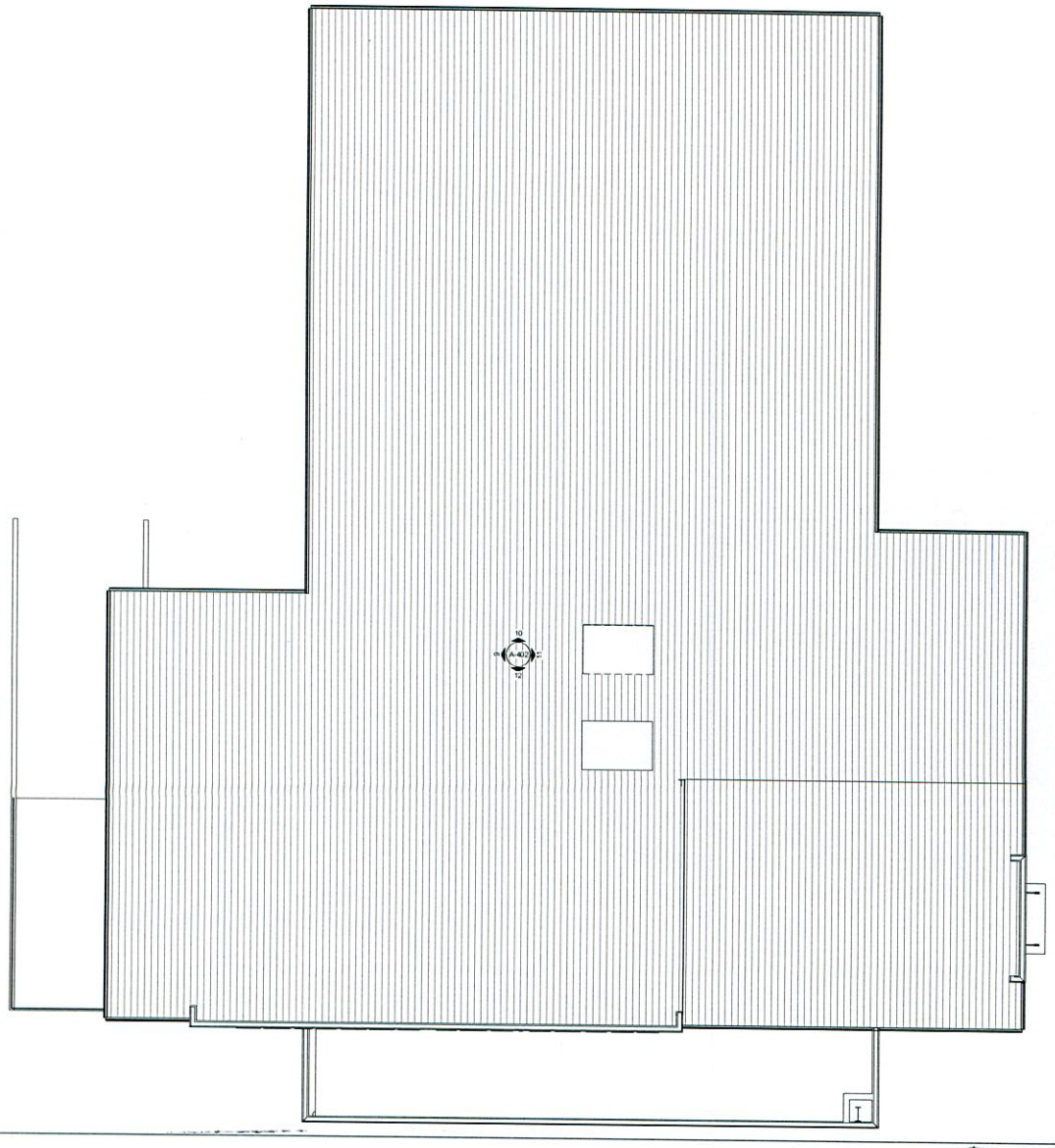

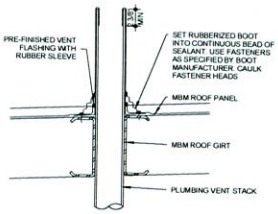

PLUMBING VENT DETAIL M1
1 1/2" = 1'-0"

ROOF PLAN A5
1/8" = 1'-0"

ROOF PLAN NOTES A1
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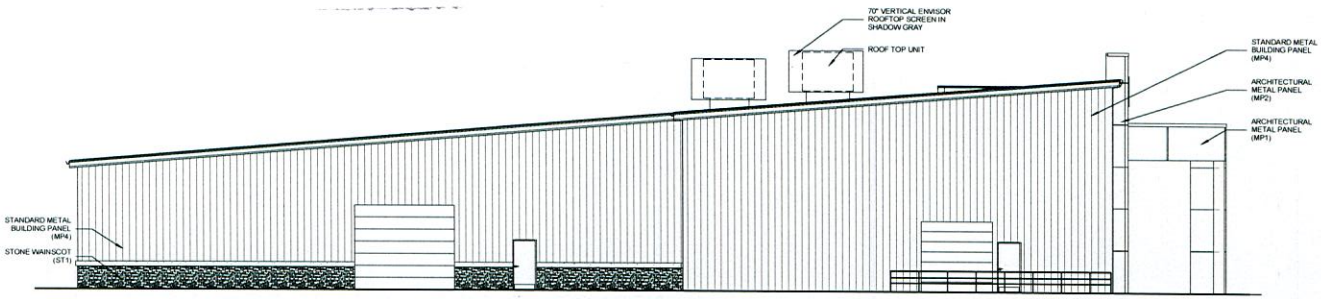
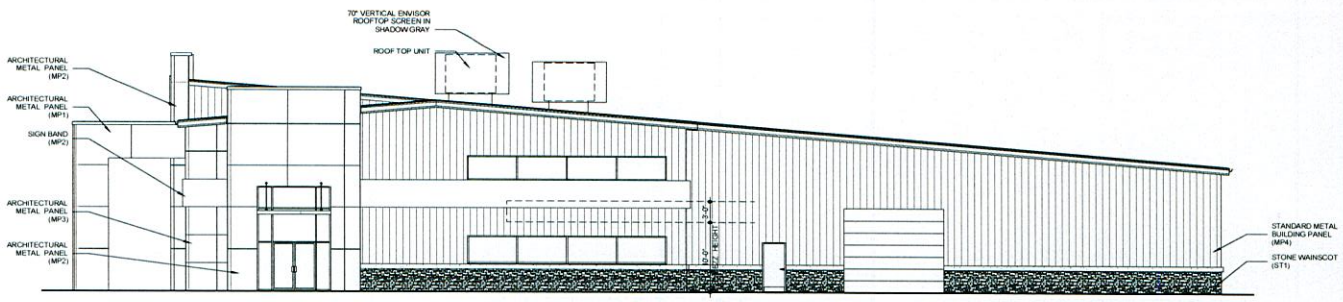
ROOF PLAN

A-110



NORTH ELEVATION J5
1/8" = 1'-0"



SOUTH ELEVATION A5
1/8" = 1'-0"

EXTERIOR FINISHES A1
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EXTERIOR ELEVATIONS

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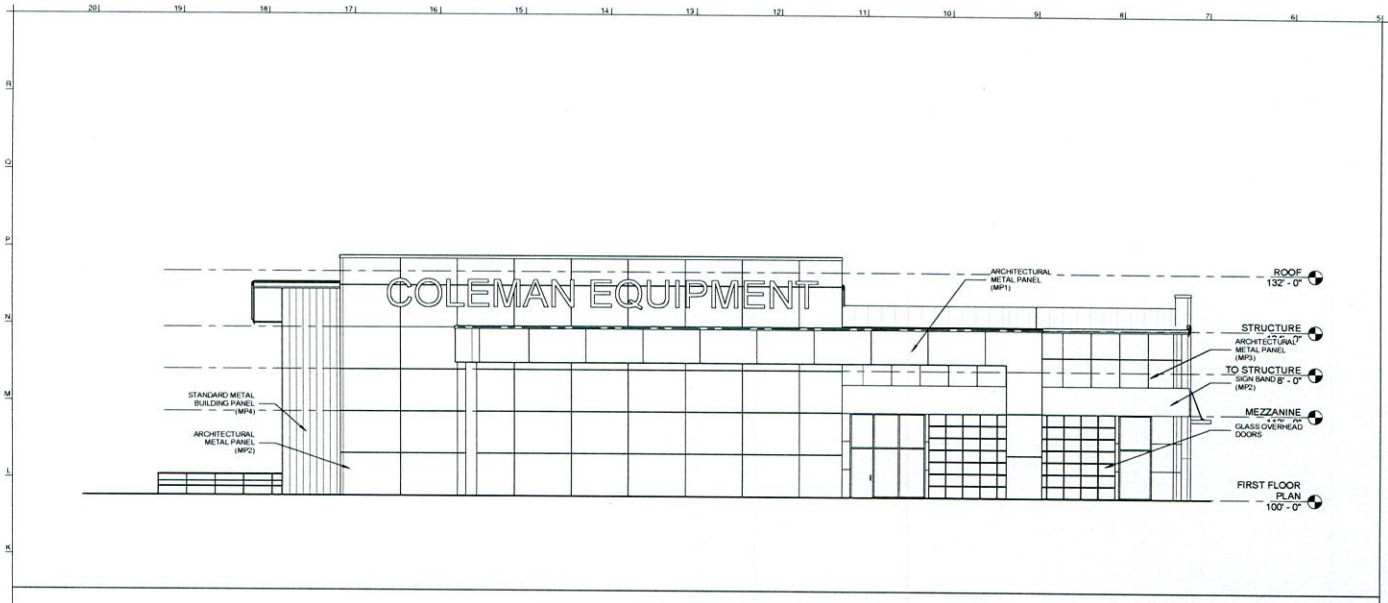
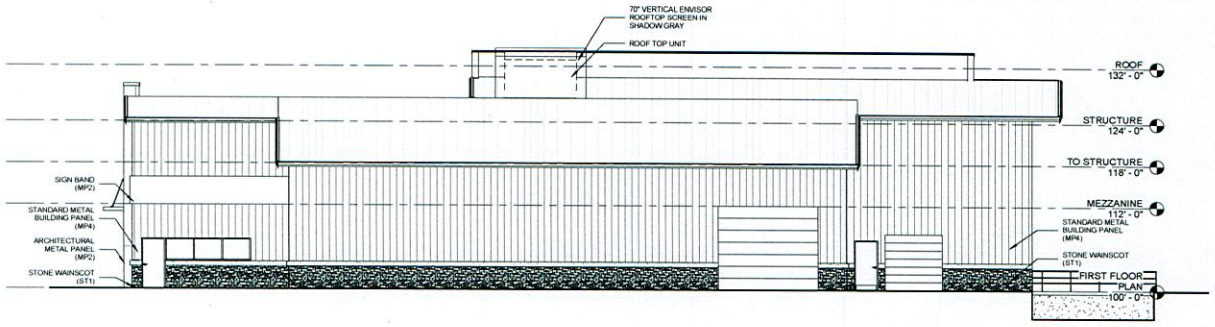


WEST ELEVATION J5
1/8" = 1'-0"



EAST ELEVATION A1
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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