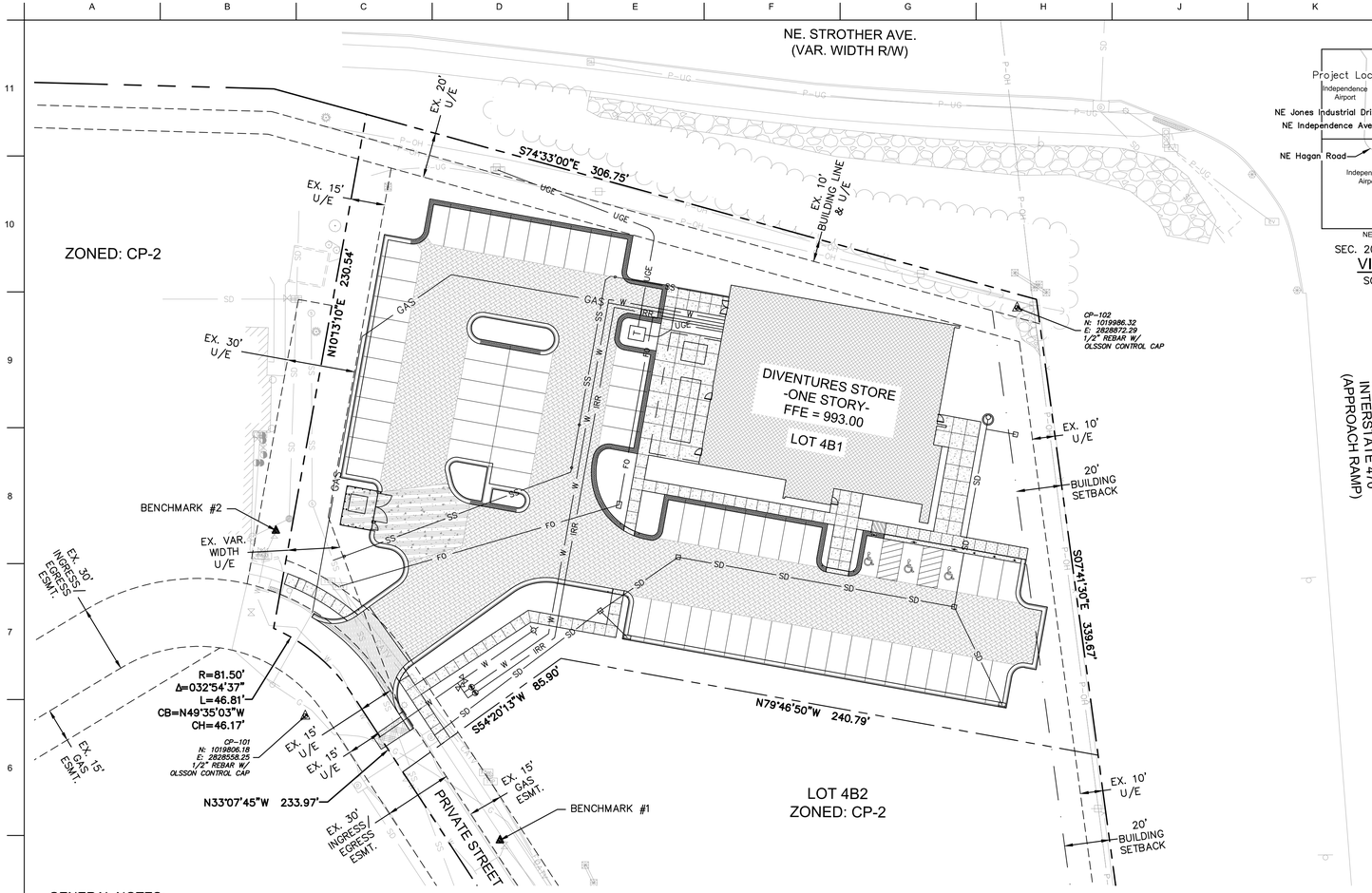


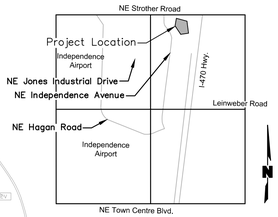


SEC. 20, T-48-N, R-31-W
VICINITY MAP
SCALE: 1"=2000'

## SITE INFORMATION / PARKING TABLE

| | |
|---|---|
| **LEGAL DESCRIPTION** | |
| ALL OF LOT 4B, STROTHER CROSSING, LOTS 4A-4C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 31 WEST, CONTAINING 120,552 SQUARE FEET OR 2.7675 ACRES, MORE OR LESS, INCLUDING 2.7675 ACRES OF REPLATTED AREA. | |
| CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI | |
| **ADDRESS** | |
| 2951 NE INDEPENDENCE AVENUE, LEE'S SUMMIT, MO 64002 | |
| **SITE DATA** | |
| DIVENTURES LOT AREA (PER PLAT) | 1.68 ACRES<br>73,187± S.F. |
| TOTAL BUILDING FLOOR AREA | 8,356± S.F. |
| FAR | 0.114 |
| TOTAL OPEN SPACE AREA | 27,219 S.F. (37.2%) |
| TOTAL PAVED AREA | 37,612 S.F. |
| TOTAL IMPERVIOUS AREA | 45,968 S.F. |
| IMPERVIOUS SURFACE RATIO | 45,968 / 73,187 S.F. (62.8%) |
| BUILDING HEIGHT | APPROX. 26'-6" |
| **ZONING** | |
| CP-2: PLANNED COMMUNITY COMMERCIAL | |
| PRESENT USE | VACANT |
| PROPOSED USE | RETAIL & AQUATIC CENTER |
| **REQUIRED PARKING** | |
| PARKING RATIO | RETAIL: 5 SPACES / 1,000 S.F. GROSS FLOOR AREA |
| STANDARD STALLS | 40 |
| STANDARD ACCESSIBLE STALLS | 1 |
| VAN ACCESSIBLE STALLS | 1 |
| TOTAL | 42 |
| **PROVIDED PARKING** | |
| REGULAR 9'x19' STALLS | 70 STALLS |
| STANDARD 9'x19' ACCESSIBLE STALLS | 2 STALLS |
| VAN ACCESSIBLE STALLS | 1 STALLS |
| TOTAL | 73 STALLS |
| PARKING RATIO | 7.3 SPACES / 1,000 S.F. |

## GENERAL NOTES:

1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF LEE'S SUMMIT, MO) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.

2. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.

3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!

4. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.

5. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY OF LEE'S SUMMIT, OWNER AND ENGINEER.

6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL TRADE PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.

7. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

8. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.

10. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.

11. ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MO REQUIREMENTS, UNLESS OTHERWISE NOTED.

12. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.

14. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.

15. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.

16. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.

17. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.

18. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION)

19. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.

20. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

22. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF LEE'S SUMMIT, MO.

23. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.

24. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.

25. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.

26. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C601.

27. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.

28. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.

29. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.

30. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL AND LANDSCAPING PLANS.

31. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

32. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AT (816) 969-1200.

## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- BENCHMARK

## NOTE:

PER MINOR PLAT FOR STROTHER CROSSING, LOTS 4A-4C, NO OIL AND GAS WELLS EXIST ON THIS PROPERTY ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE WAS FOUND TO SHOW AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

## FLOOD ZONE:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI, AND INCORPORATED AREAS. PANEL 430 OF 625, MAP #29095C0430G, WITH AN EFFECTIVE DATE OF JANUARY, 20 2017, THE SURVEYED PREMISES LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## CONTROL POINT NOTES:

1. SEE PLANS FOR LOCATION AND DESCRIPTION
2. CONTRACTOR OR CONTRACTOR'S SURVEYOR SHALL FIELD VERIFY HORIZONTAL CONTROL POINTS A MIN. OF 5 DAYS PRIOR TO STAKING/LAYOUT OF BUILDING(S), SITE FEATURES OR UTILITIES TO ENSURE PROPER PLACEMENT OF ALL CONSTRUCTION ASSOCIATED WITH THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

## BENCHMARKS:

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF A FIRE HYDRANT, 270'± NORTHEAST OF THE ℄ OF NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'± NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)

## OWNER / APPLICANT / DEVELOPER:

DIVENTURES
CONTACT: WILLIAM MUNROE
11640 ARBOR STREET, SUITE 100
OMAHA, NE 68144
TELE: (531) 999-8425

## ENGINEER:

OLSSON, INC.
RICKY HAASE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

N

0' 15' 30' 60'
SCALE IN FEET

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550 St. Louis St.
Springfield, MO 65806 TEL 417.890.8802 www.olsson.com
Olsson # 022-02622

hdesigngroup
architecture + design

5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

**OWNER**
DIVENTURES
11640 ARBOR STREET, SUITE 100
OMAHA, NEBRASKA 68144
531.999.8425

**PROJECT TEAM**
CIVIL ENGINEER
RYAN JEPPSON, PE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
417.890.8802

LANDSCAPE ARCHITECT
JANE EARNHART, PLA
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417.890.8802

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

PROJECT NO.: XX-XXX DRAWN BY: KAS
DATE: 04.26.2024 REVIEWED BY: RVJ

**PROFESSIONAL SEAL**

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**PROJECT TITLE**
**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**GENERAL LAYOUT**

SHEET
C101

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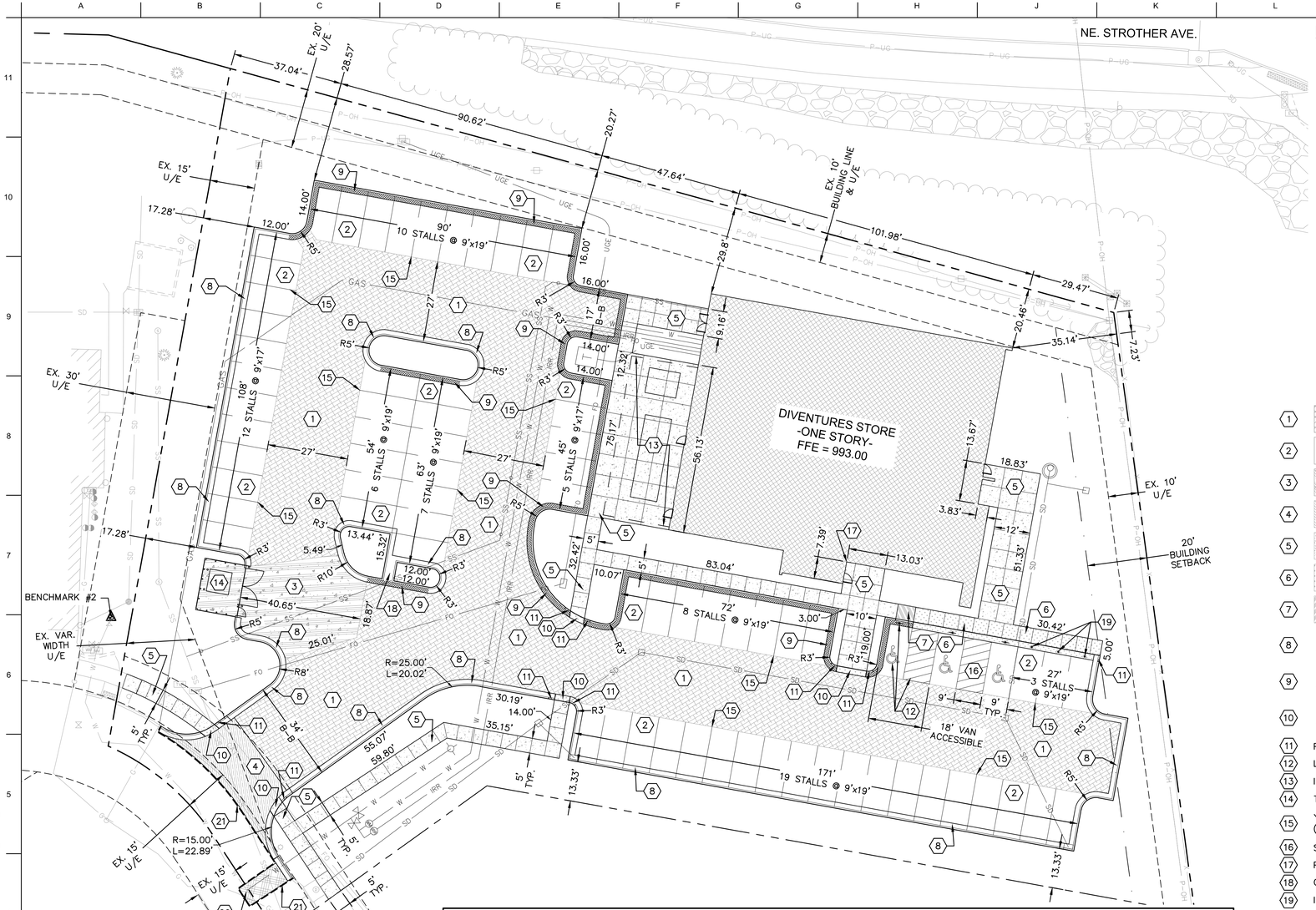



## PAVEMENT MARKING NOTES:

1. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.

2. ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.

3. ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.

4. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

5. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.

6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE YELLOW COLOR.
B. PORTLAND CEMENT CONCRETE PAVING: USE YELLOW COLOR.
C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.

7. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

8. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

## KEYNOTES:

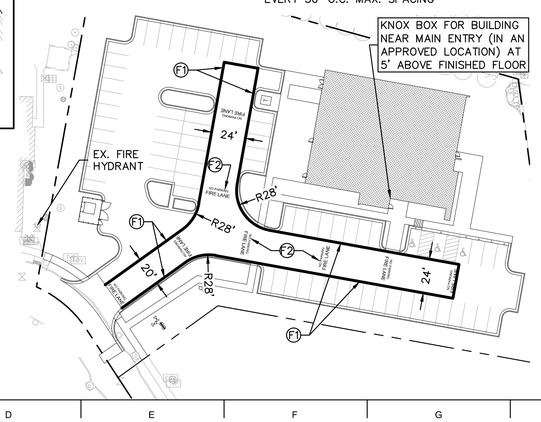
1. INSTALL HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C201)
2. INSTALL LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C201)
3. INSTALL HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C201)
4. INSTALL 8" CONCRETE PAVEMENT COMMERCIAL DRIVE ENTRANCE (SEE C.O.L.S. STD. DETAIL GEN-1)
5. INSTALL CONCRETE SIDEWALK
6. CONSTRUCT CONCRETE SIDEWALK AND BANDING FLUSH WITH PAVEMENT
7. CONSTRUCT CONCRETE CURB & SIDEWALK TRANSITION TO PAVEMENT. 6' TRANSITION UNLESS OTHERWISE NOTED ON PLANS – SLOPE AT 8.33% MAX.
8. *CONSTRUCT STRAIGHT BACK CURB & GUTTER, TYPE CG-1 (SEE C.O.L.S. STD. DETAIL GEN-4)
9. *CONSTRUCT STRAIGHT BACK DRY CURB & GUTTER, TYPE CG-1 (SEE C.O.L.S. STD. DETAIL GEN-4)
10. *CONSTRUCT CONCRETE BANDING FLUSH WITH PAVEMENT
11. PROVIDE CURB TRANSITION TO PAVEMENT. TRANSITION TO BE 2' UNLESS NOTED OTHERWISE
12. LIFT VAN ACCESSIBLE STALL & BOLLARD MOUNTED SIGNAGE
13. INSTALL SCREENING FENCE PER ARCH. PLANS & DETAILS
14. TRASH ENCLOSURE PER ARCH. PLANS
15. YELLOW 4" WIDE STRIPING PER MUTCD STANDARDS, TYP. (SEE PAVEMENT MARKING NOTES ON THIS SHEET)
16. STRIPED AREA WITH YELLOW 4" SOLID DIAGONAL LINES SPACED @ 24" O.C.
17. PROP. LOCATION OF KNOX BOX
18. CONSTRUCT 36" WIDE CONC. FLUME (SEE DETAIL SHEET CXXX)
19. INSTALL STATIONARY BOLLARD, CENTERED ON PARKING STALL (SEE DETAIL SHEET CXXX)
20. PROPOSED PAVEMENT TO MATCH EXIST. SECTION MATERIALS & DEPTHS AND SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACES
21. CONTRACTOR SHALL SAWCUT & REMOVE EXISTING CONCRETE CURB, ASPHALT OR CONCRETE PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH EDGE BETWEEN NEW & EXISTING CURB OR PAVEMENT. EXTENTS OF REMOVAL SHALL ACCOMMODATE NEW CONSTRUCTION SHOWN ON THESE PLANS

*PROVIDE 5' MIN. TRANSITION BETWEEN DIFFERING CURB SECTIONS EITHER NEW OR EXISTING. MAINTAIN POSITIVE GUTTER FLOW OF 0.50% MIN. TO AVOID PONDING

## FIRE LANE FLAG NOTES:

F1 — PAVEMENT SHALL BE STRIPED BY 4" SOLID RED LINE FOR DEMARCATING LIMITS OF EMERGENCY ACCESS

F2 — NO PARKING FIRE LANE — 12" MIN. HEIGHT FIRE LANE TEXT SHALL BE PAINTED RED AND OCCUR EVERY 50' O.C. MAX. SPACING




## FIRE FLOW CALCULATIONS:

PER 2018 IFC SECTION B105, THE REQUIRED FIRE FLOW IS AS FOLLOWS:

PROPOSED BUILDING 8,356 S.F., TYPE II-B CONSTRUCTION, NON-SPRINKLED.

PER 2018 IFC SECTIONS C103, C104 AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 2. THERE ARE TWO EXISTING HYDRANTS WITHIN 400' OF THE BUILDING. ONE LOCATED APPROXIMATELY 188' WEST OF THE BUILDING AND ONE LOCATED APPROXIMATELY 189' SOUTH OF THE BUILDING ALONG THE PRIVATE STREET PROVIDING ACCESS TO THE SITE.

THE CITY OF LEE'S SUMMIT PROVIDED FLOW TEST INFORMATION ON FIRE HYDRANT #XXXX WHICH IS LOCATED XXXXX:

PITOT PRESSURE NOT PROVIDED
FLOW XXXX GPM
RESIDUAL PRESSURE XX PSI
STATIC PRESSURE XX PSI
CALCULATED AVAILABLE FIRE FLOW AT EXISTING HYDRANT #HXXXX (SEE CALCULATION BELOW)

QR = QF X (HR/HF)^0.54

QR = FLOW AVAILABLE AT DESIRED RESIDUAL PRESSURE (DESIRED RESIDUAL PRESSURE = 20 PSI)
QF = FLOW OBTAINED DURING FLOW TEST
HR = PRESSURE DROP TO THE DESIRED RESIDUAL PRESSURE
HF = PRESSURE DROP DURING THE TEST

QR = XXXX GPM X [(XXPSI – 20 PSI)/
(XX PSI – XX PSI)]^0.54

QR = XXXX GPM

WITH THE FRICTION AND FITTING LOSSES, FLOWS AT EXISTING HYDRANTS WILL BE EXCEEDING THE MINIMUM OF 2,000 GPM AS REQUIRED IN SECTION B105 OF THE 2018 IFC.

## EMERGENCY VEHICLE ACCESS PLAN

0' 25' 50' 100'
SCALE IN FEET

## NOTE:

DIMENSIONS SHOWN ARE TO BACK OF CURB.

## BENCHMARKS:

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF A FIRE HYDRANT, 270'± NORTHEAST OF THE ℄ OF NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'± NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)

## LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- BENCHMARK

0' 10' 20' 40'
SCALE IN FEET

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Springfield, MO 65806 TEL 417.890.8802 www.olsson.com
Olsson # 022-02622

hdesigngroup
architecture + design
5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

**OWNER**
DIVENTURES
11640 ARBOR STREET, SUITE 100
OMAHA, NEBRASKA 68144
531.999.8425

**PROJECT TEAM**
CIVIL ENGINEER
RYAN JEPPSON, PE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
417.890.8802

LANDSCAPE ARCHITECT
JANE EARNHART, PLA
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**PROJECT TITLE**
**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**SITE PLAN**

SHEET
C102

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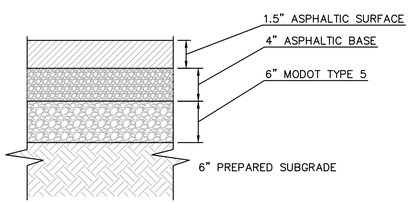
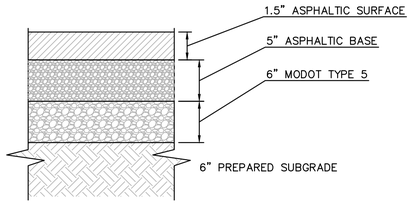
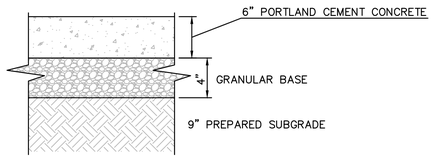



LIGHT DUTY ASPHALT PAVING
NOT TO SCALE




HEAVY DUTY ASPHALT PAVING
NOT TO SCALE




HEAVY DUTY CONCRETE PAVING DETAIL
NOT TO SCALE

## BENCHMARKS:

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF A FIRE HYDRANT, 270'± NORTHEAST OF THE ℄ OF NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'± NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)

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architecture + design

5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

**OWNER**
DIVENTURES
11640 ARBOR STREET, SUITE 100
OMAHA, NEBRASKA 68144
531.999.8425

**PROJECT TEAM**
CIVIL ENGINEER
RYAN JEPPSON, PE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
417.890.8802

LANDSCAPE ARCHITECT
JANE EARNHART, PLA
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
417.890.8802

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

PROJECT NO.: XX-XXX DRAWN BY: KAS
DATE: 04.26.2024 REVIEWED BY: RVJ

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**PROJECT TITLE**
**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**GRADING PLAN**

SHEET
C201

DWG: F:\2022\0250I-03000\022-02622\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C-GRD_02202622.dwg USER: jharmon
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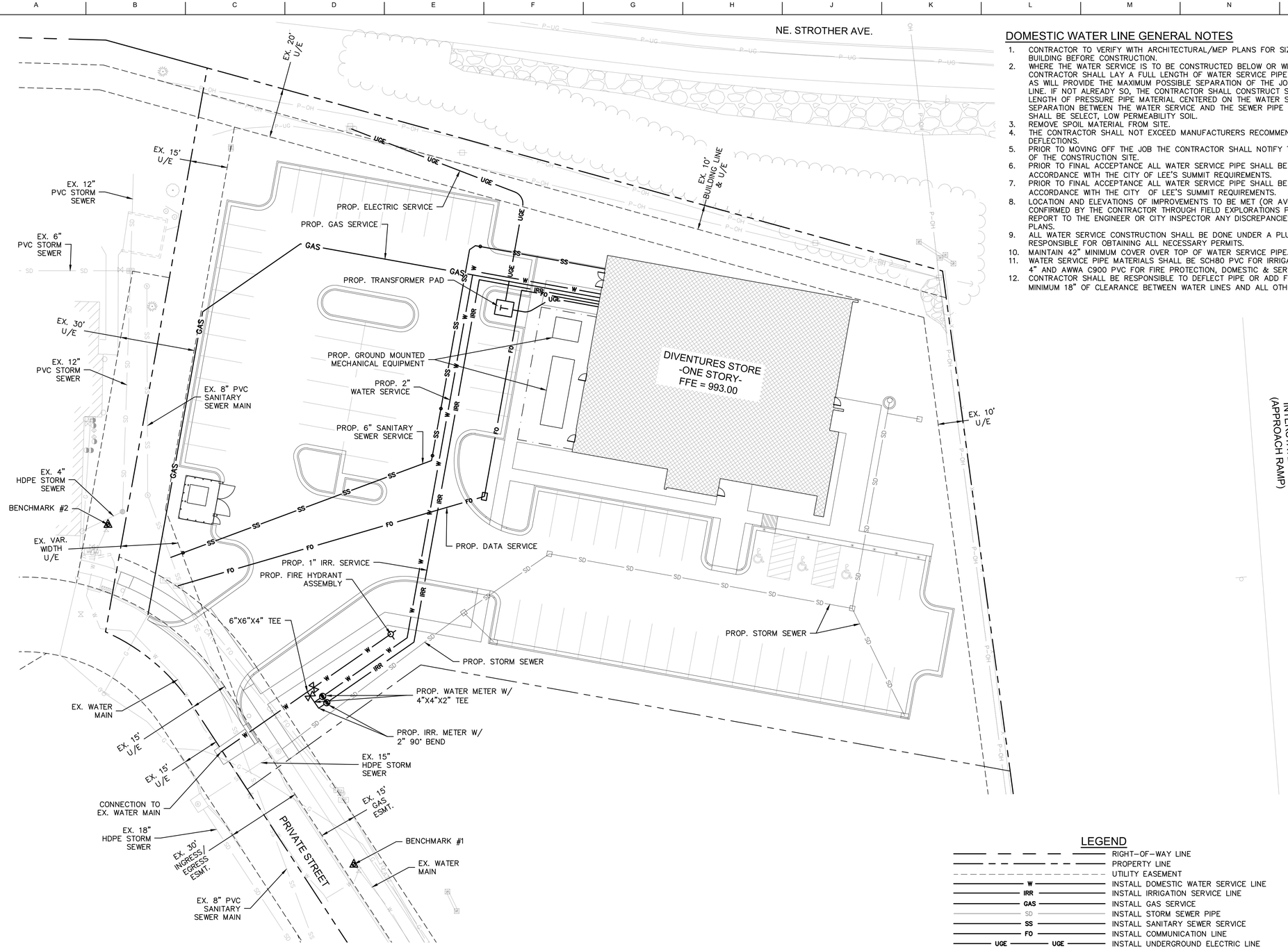


## DOMESTIC WATER LINE GENERAL NOTES

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK–THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT REQUIREMENTS.
8. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 42" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE SCH80 PVC FOR IRRIGATION WATER LINE & DOMESTIC SERVICE UNDER 4" AND AWWA C900 PVC FOR FIRE PROTECTION, DOMESTIC & SERVICE MAINS OVER 4".
12. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

## LEGEND

| | |
|---|---|
| | RIGHT–OF–WAY LINE |
| | PROPERTY LINE |
| | UTILITY EASEMENT |
| W | INSTALL DOMESTIC WATER SERVICE LINE |
| IRR | INSTALL IRRIGATION SERVICE LINE |
| GAS | INSTALL GAS SERVICE |
| SD | INSTALL STORM SEWER PIPE |
| SS | INSTALL SANITARY SEWER SERVICE |
| FO | INSTALL COMMUNICATION LINE |
| UGE | INSTALL UNDERGROUND ELECTRIC LINE |

N

0' 10' 20' 40'
SCALE IN FEET

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## BENCHMARKS:

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF A FIRE HYDRANT, 270'± NORTHEAST OF THE ℄ OF NE INDEPENDENCE AVE.
ELEV=991.20' (NAVD 88)

BENCHMARK #2:
TOP NUT OF FIRE HYDRANT APPROXIMATELY 43'± NORTH OF SOUTHWEST PROPERTY CORNER
ELEV=982.25' (NAVD 88)

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**PROJECT TITLE**
**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE, INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**UTILITY PLAN**

SHEET
C301

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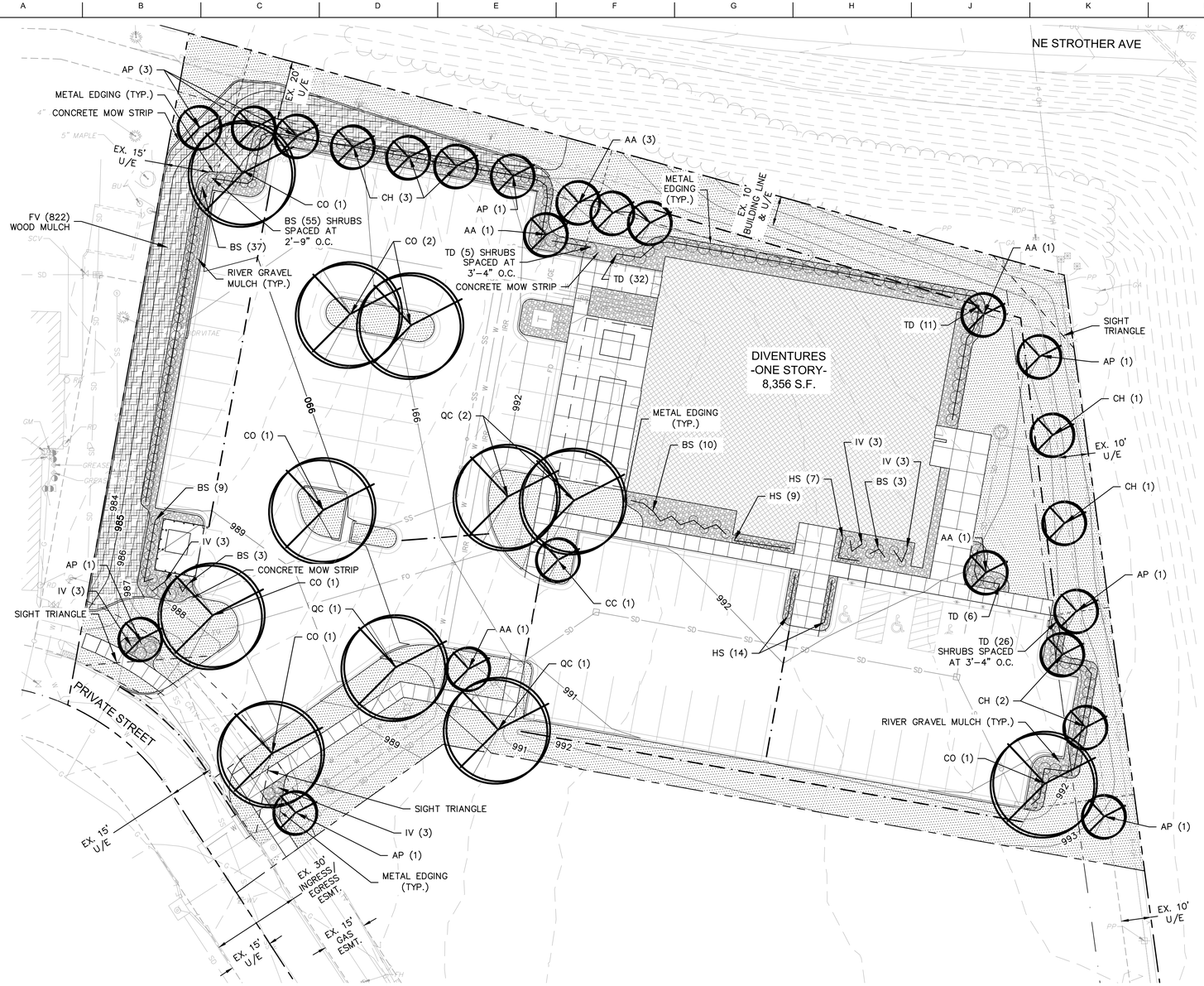


NOTE:
Substantial completion date for site work may vary from that of the building substantial completion date. Coordinate with Architect for completion dates. This site will have a permanent irrigation system. Refer to Planting Irrigation specification including delegated design requirements for irrigation system. Until the permanent irrigation system is fully functional, the Contractor shall use whatever means necessary (including a temporary irrigation system) to achieve the following water application until establishment per the specification. Similarly, the same water application shall be utilized once the permanent irrigation system is fully functional.

Water sod regularly to maintain an adequate supply of moisture penetration through sod into top 6 inches of topsoil. Adequate moisture supply during Fall and Spring planting dates is the equivalent of one inch of absorbed water per week either through natural rainfall or augmented by periodic waterings. Apply water at a moderate rate so as not to displace the mulch or flood the turf areas. Adequate moisture should be divided into two to three waterings per week, as directed by the Owner's Representative. During the summer (June 2 through August 31) watering may be required on a daily basis, as directed by the Owner's Representative. During the winter months confer with the Owner's Representative regarding the frequency of watering.

Sodded areas are properly established such that within any 10' x 10' area of turf there is less than 5% weed coverage; sod is free of bare and dead spots and is without weeds; and no surface soil is visible when grass has been cut to height of 2-1/2 inches.

GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE INSTALLED SOD FOR A MINIMUM OF 60 DAYS.

Refer to specifications for additional information.

IRRIGATION SYSTEM

PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION TO THE MAIN, METER, AND PIPING TO THE BUILDING MECHANICAL ROOM AS DEPICTED AND NOTED ON THE UTILITY PLAN. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE REMAINDER OF THE IRRIGATION SYSTEM.

## PLANT LIST

| Qty | Abbrev. | Scientific Name | Common Name | Size | Notes |
|---|---|---|---|---|---|
| **Trees** | | | | | |
| 7 | AA | Amelanchier arborea | Serviceberry | 3" Caliper | B&B |
| 9 | AP | Aesculus pavia | Red Buckeye | 3" Caliper | B&B |
| 1 | CC | Cercis canadensis | Eastern Redbud | 3" Caliper | B&B |
| 7 | CO | Celtis occidentalis | Hackberry | 3" Caliper | B&B |
| 7 | CH | Chionanthus virginicus | Fringe Tree | 3" Caliper | B&B |
| 4 | QC | Quercus coccinea | Scarlet Oak | 3" Caliper | B&B |
| **Shrubs** | | | | | |
| 117 | BS | Buxus sempervirens 'Furore' JADE PILLAR | Jade Pillar Boxwood | 5 Gallon | 18" min. ht. – after installed AND pruned |
| 15 | IV | Itea virginica | Virginia Sweetspire | 5 Gallon | 18" min. ht. – after installed AND pruned |
| 80 | TD | Taxus x densiformis | Densiformis Yew | 5 Gallon | 18" min. ht. – after installed AND pruned |
| **Perennials** | | | | | |
| 30 | HS | Hemerocallis x 'Stella d' Oro' | Stella d' Oro Daylily | 1 Gallon | Container |
| **Groundcover** | | | | | |
| 822 | FV | Fragaria virginiana | Wild Strawberry | 2.5" Peat Pot | 24" O.C. |

### LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- UTILITY EASEMENT
- PROPOSED BUILDING SETBACK

### HATCH LEGEND

- SOD (REFER TO DETAIL ON L201)
- GROUNDCOVER (REFER TO DETAIL ON L201)
- RIVER GRAVEL MULCH (REFER TO DETAIL ON L201)
- WOOD MULCH (REFER TO DETAIL ON L201)

### LANDSCAPE LEGEND

- NEW TREE
- NEW SHRUB OR PERENNIAL

N

0' 10' 20' 40'
SCALE IN FEET

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**PROJECT TITLE**
**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE, INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**LANDSCAPE PLAN**

SHEET
L101

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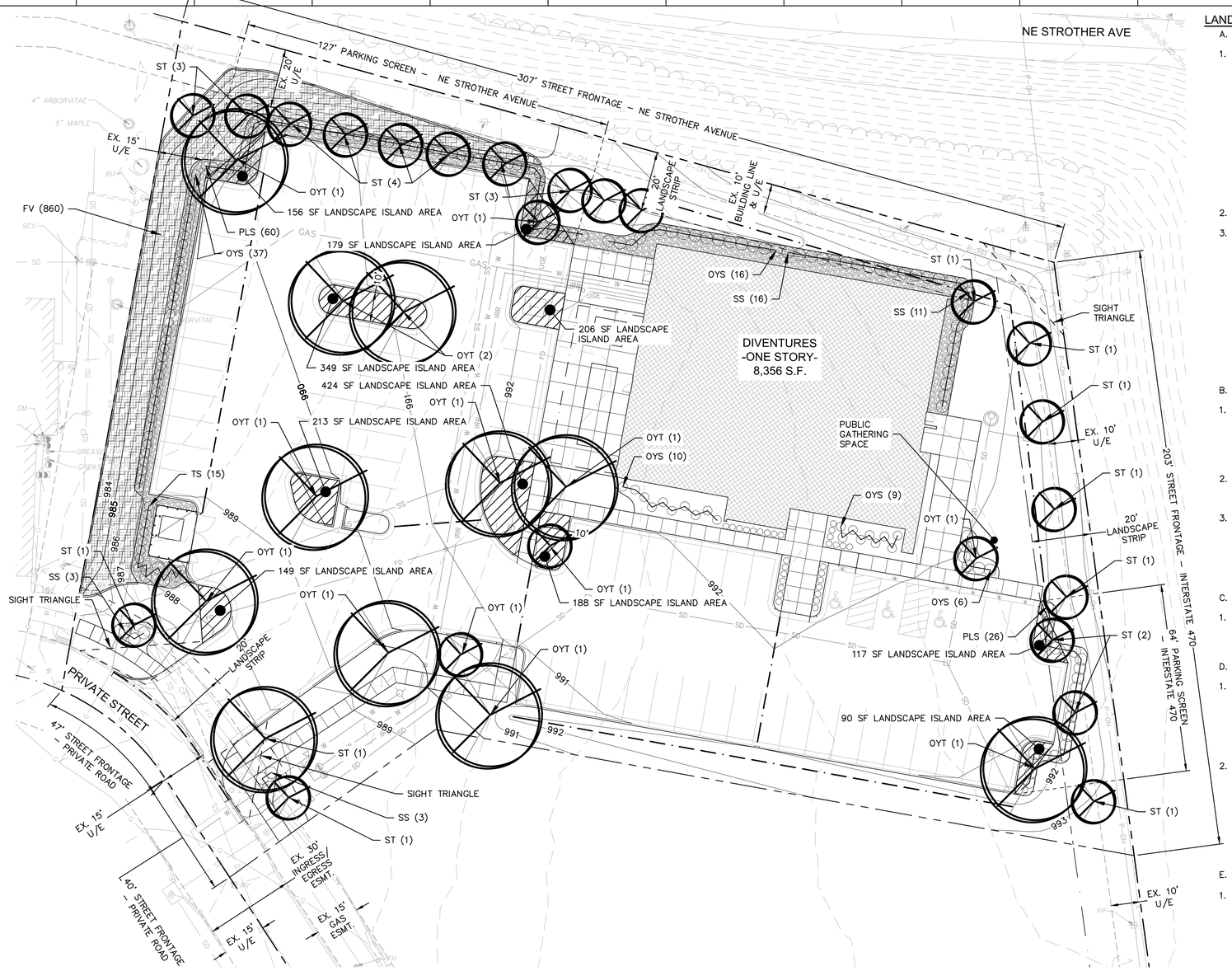


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## LANDSCAPE CALCULATIONS:

A. STREET FRONTAGE

1. ONE TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET FRONTAGE, PUBLIC OR PRIVATE, WITHIN THE LANDSCAPE SETBACK ABUTTING SAID STREET FRONTAGE. A MINIMUM 20' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FULL LENGTH OF ANY STREET FRONTAGE.

   NE STROTHER ROAD – 307 LF FRONTAGE
   11 TREES REQUIRED
   11 TREES PROVIDED

   INTERSTATE 470 – 203 LF FRONTAGE
   7 TREES REQUIRED
   7 TREES PROVIDED

   PRIVATE ROAD – 87 LF FRONTAGE
   3 TREES REQUIRED
   3 TREES PROVIDED

2. IN COMMERCIAL AND INDUSTRIAL DISTRICTS, 20' PARKING SETBACK (AND LANDSCAPE BUFFER)

3. ONE SHRUB SHALL BE PROVIDED FOR EACH 20 FEET OF STREET FRONTAGE, OR PORTION THEREOF, WITHIN THE LANDSCAPE SETBACK ABUTTING SUCH FRONTAGE. SUCH SHRUBS MAY BE CLUSTERED OR ARRANGED WITHIN THE SETBACK.

   NE STROTHER ROAD – 307 LF FRONTAGE
   16 SHRUBS REQUIRED
   16 SHRUBS PROVIDED

   INTERSTATE 470 – 203 LF FRONTAGE
   11 SHRUBS REQUIRED
   11 SHRUBS PROVIDED

   PRIVATE ROAD – 87 LF FRONTAGE
   5 SHRUBS REQUIRED
   6 SHRUBS PROVIDED

B. OPEN YARD AREAS

1. THE MINIMUM OPEN YARD AREA LANDSCAPING REQUIREMENTS SHALL BE TWO SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA.

   73,187 SF LOT, LESS 8,356 SF BUILDING = 64,831 SF DIVIDED BT 5,000 = 13 x 2 = 26
   REQUIRED = 26 SHRUBS
   PROVIDED = 78 SHRUBS

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.

3. IN ADDITION TO THE TREES REQUIRED BASED UPON STREET FRONTAGE, ADDITIONAL TREES SHALL BE REQUIRED AT A RATIO OF ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA NOT COVERED BY BUILDING/STRUCTURES.

   73,187 SF LOT, LESS 8,356 SF BUILDING = 64,831 SF DIVIDED BT 5,000 = 13
   REQUIRED = 13 TREES
   PROVIDED = 14 TREES

C. TRASH STORAGE CONTAINERS

1. A DETAILED DRAWING OF ENCLOSURE AND SCREENING METHODS TO BE USED IN CONNECTION WITH TRASH STORAGE CONTAINERS ON THE PROPERTY SHALL BE INCLUDED WITH THE LANDSCAPING PLAN.

   PROVIDED = 15 SHRUBS. REFER TO ARCHITECTURAL SHEETS FOR TRASH ENCLOSURE DETAILS.

D. PARKING LOT LANDSCAPING

1. LANDSCAPE ISLANDS, STRIPS OR OTHER PLANTING AREAS SHALL BE LOCATED WITHIN THE PARKING LOT AND CONSTITUTE AT LEAST 5% OF THE ENTIRE AREA DEVOTED TO PARKING SPACES, AISLES OR DRIVEWAYS.

   31,116 SF TOTAL PARKING AREA
   1,556 SF LANDSCAPE ISLAND AREA REQUIRED
   2,071 SF LANDSCAPE ISLAND AREA PROVIDED (156+179+206+349+424+213+149+188+117+90)

2. SCREENING OF 12 SHRUBS PER 40 LF TO A HEIGHT OF 2.5 FEET MUST BE PROVIDED ALONG THE EDGE OF THE PARKING LOT OR LOADING AREA CLOSEST TO AND PARALLEL TO THE STREET RIGHT–OF–WAY.

   NE STROTHER ROAD – 127 LF STREET RIGHT–OF–WAY DIVIDED BY 40 = 3.18 X 12 = 39
   39 SHRUBS REQUIRED
   60 SHRUBS PROVIDED

   INTERSTATE 470 – 64 LF STREET RIGHT–OF–WAY DIVIDED BY 40 = 1.60 X 12 = 20
   20 SHRUBS REQUIRED
   26 SHRUBS PROVIDED

E. BUFFER/SCREEN

1. BUFFER/SCREEN BETWEEN DEVELOPMENT OF DIFFERING LAND USES ADJOINING ONE ANOTHER OR SEPARATED FROM ONE ANOTHER BY ONLY A STREET OR ALLEY SHALL COMPLY WITH TABLE 14.1.

   WESTERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

   NORTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

   EASTERN BOUNDARY – NONE REQUIRED

   SOUTHERN BOUNDARY – NONE REQUIRED, COMMERCIAL ZONING

### LANDSCAPE CODE LEGEND

STREET FRONTAGE TREE (ST)
STREET FRONTAGE SHRUB (SS)

OPEN YARD TREE (OYT)
OPEN YARD SHRUB (OYS)

TRASH ENCLOSURE SHRUB (TS)

PARKING LOT SCREENING SHRUB (PLS)

### LANDSCAPE CODE HATCH LEGEND

LANDSCAPE ISLAND AREA

N

0' 10' 20' 40'
SCALE IN FEET

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**PROJECT TITLE**
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PROJECT ADDRESS:
2951 NE, INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**LANDSCAPE CALCULATIOINS**

SHEET
L102


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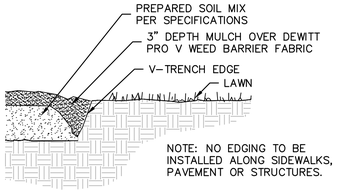


"V" TRENCH EDGING DETAIL

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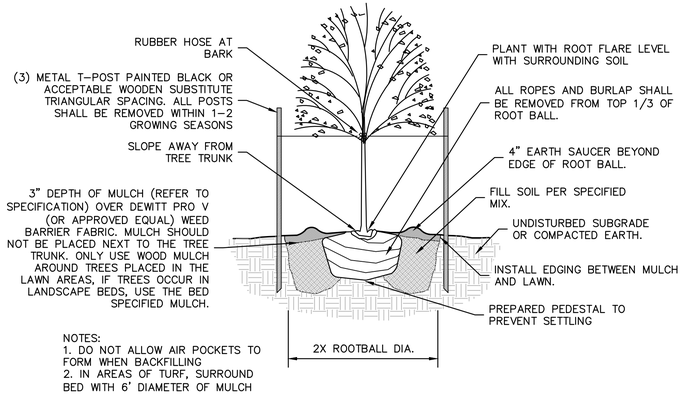
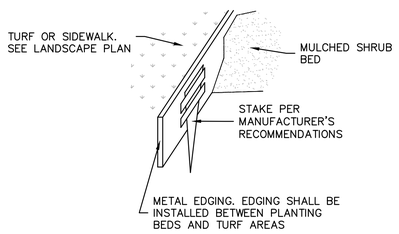



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE




METAL EDGING DETAIL

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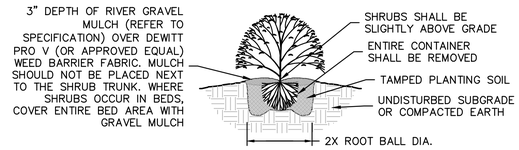
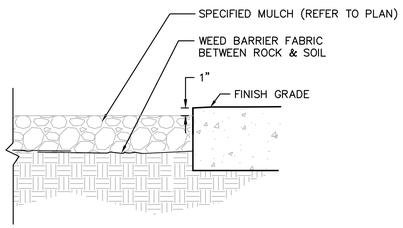



SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH AAN STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE

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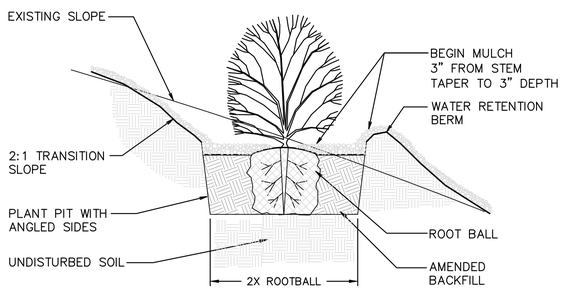
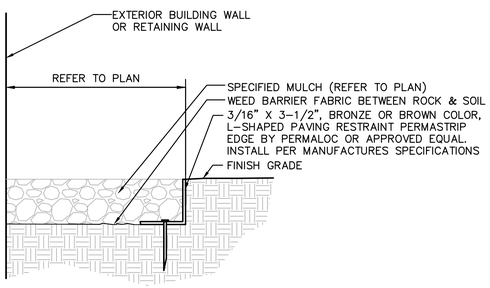


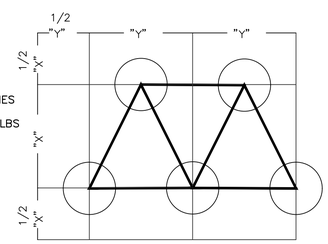

SLOPE PLANTING

NOT TO SCALE




ROCK MULCH DETAIL

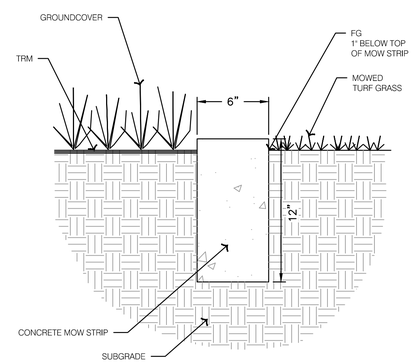
NOT TO SCALE




NOTE:
SPACING PATTERN APPLIES TO ALL PERENNIALS, GROUNDCOVERS AND BULBS UNLESS OTHERWISE SPECIFIED.
X= 24"
Y= 24"

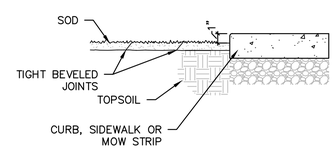
GROUNDCOVER LAYOUT DETAIL

NOT TO SCALE




CONCRETE MOW STRIP

N.T.S.




SOD INSTALLATION

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hdesigngroup
architecture + design

5039 S National Avenue | Springfield, MO 65810 | 417.887.6595


**OWNER**

DIVENTURES
11640 ARBOR STREET, SUITE 100
OMAHA, NEBRASKA 68144
531.999.8425

**PROJECT TEAM**

CIVIL ENGINEER
RYAN JEPPSON, PE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
417.890.8802

LANDSCAPE ARCHITECT
JANE EARNHART, PLA
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
417.890.8802

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|
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PROJECT NO.: XX-XXX DRAWN BY: KAS
DATE: 04.26.2024 REVIEWED BY: RVJ

**PROFESSIONAL SEAL**

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**PROJECT TITLE**

**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE, INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**LANDSCAPE DETAILS**

SHEET
L201


olsson
Olsson, INC. Engineering MO State Cert. of Authority #001592
Olsson, INC. Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St.
Springfield, MO 65806 TEL 417.890.8802 www.olsson.com
Olsson # 022-02622



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USER: jhermon

## PLANTING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
7. THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
8. UNLESS NOTED OTHERWISE, BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
   - 2 PARTS BY VOLUME TOPSOIL
   - 1 PART BY VOLUME BROWN RIVER SAND
   - 1 PART BY VOLUME PEAT MOSS
   - 1 LB. COMMERCIAL FERTILIZER PER CY OF MIX.
9. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
10. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6" OF IMPORTED OR STOCKPILED FINELY GRADED TOPSOIL. ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A 3" LAYER OF RIVER GRAVEL MULCH AFTER INSTALLATION OF PLANT MATERIAL, UNLESS NOTED OTHERWISE.
12. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. INSTALL "V" TRENCH EDGING TO SEPARATE ALL MULCHED PLANTING AREAS FROM TURF AREAS. REFER TO DETAIL ON SHEET L201.
14. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
16. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
17. THE ENTIRE SURFACE TO BE PLANTED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
18. THE SEASON FOR PLANTING AND SODDING RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 1ST TO NOVEMBER 1ST.
19. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO; WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
20. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF PROJECT BY THE OWNER.
21. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
22. THE LANDSCAPE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

## SOD NOTES

1. UNLESS OTHERWISE NOTED ON PLANS, ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF MISSOURI DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 5:1 SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR CARE OF THE INSTALLED SOD FOR A MINIMUM OF 60 DAYS FOLLOWING FINAL INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

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olsson
Olsson, INC. Engineering MO State Cert. of Authority #001592
Olsson, INC. Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St.
Springfield, MO 65806 TEL 417.890.8802 www.olsson.com
Olsson # 022-02622



hdesigngroup
architecture + design
5039 S National Avenue | Springfield, MO 65810 | 417.887.6595


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DIVENTURES
11640 ARBOR STREET, SUITE 100
OMAHA, NEBRASKA 68144
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SPRINGFIELD, MO 65806
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**PROJECT TITLE**

**DIVENTURES OF LEE'S SUMMIT**

PROJECT ADDRESS:
2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

**LANDSCAPE NOTES**

SHEET
L202


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USER: jhornon