

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 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.

[illegible]

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.

- CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN ON 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.

Diagram illustrating the proposed building setback and benchmark location relative to the property line and right-of-way line. The diagram shows a horizontal line representing the right-of-way line, with a dashed line below it representing the property line. A solid line below the property line represents the utility easement. A dashed line below the utility easement represents the proposed building setback. A benchmark is indicated by a triangle symbol below the proposed building setback line.

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

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.

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.

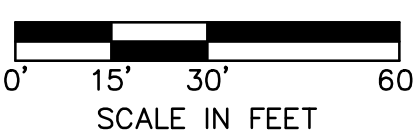
1. SEE PLANS FOR LOCATION AND DESCRIPTION
2. CONTRACTOR OR CONTRACTOR'S SURVEYOR VERIFY HORIZONTAL CONTROL POINTS A MINIMUM OF 100 FEET FROM THE PROPOSED CONSTRUCTION PRIOR TO STAKING/LAYOUT OF BUILDING(S), OR UTILITIES TO ENSURE PROPER PLACEMENT OF CONSTRUCTION ASSOCIATED WITH THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

BENCHMARK #1:
SET CHISELED "X" CUT OF THE NW BONNET BOLT OF
A FIRE HYDRANT, 270'± NORTHEAST OF THE C 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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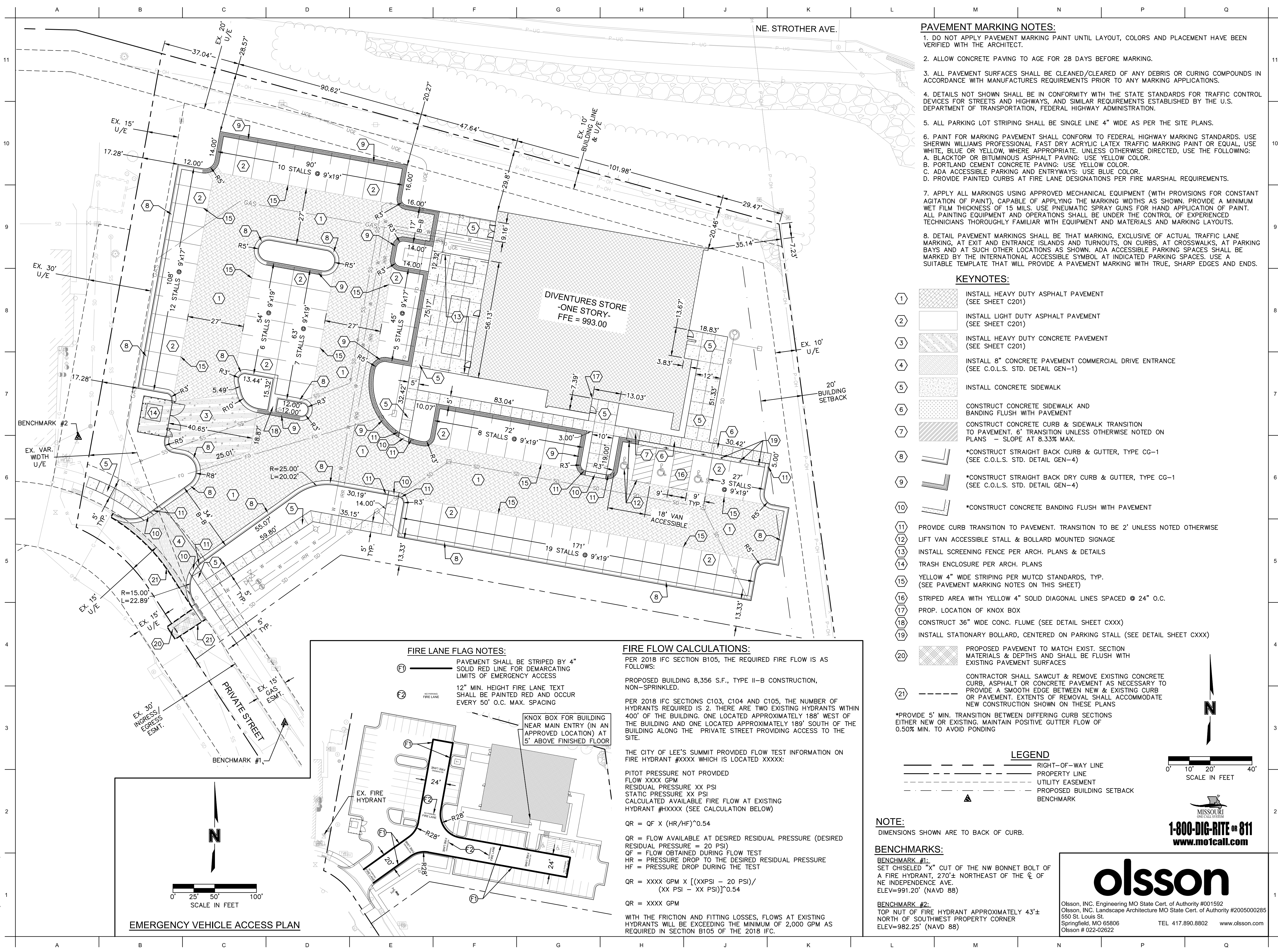
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CONSTRUCTION

PROJECT ADDRESS:
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LEE'S SUMMIT, MO 64002

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

LEGEND

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

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 C. 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)

FIRE LANE FLAG NOTES:

- F1 PAVEMENT SHALL BE STRIPED BY 4" SOLID RED LINE FOR DEMARCATING LIMITS OF EMERGENCY ACCESS
- F2 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)

$QR = QF \times (HR/HF)^{0.54}$

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

$QR = XXXX \text{ GPM} \times [(XX\text{PSI} - 20 \text{ PSI}) / (XX \text{ PSI} - XX \text{ PSI})]^{0.54}$

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.



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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

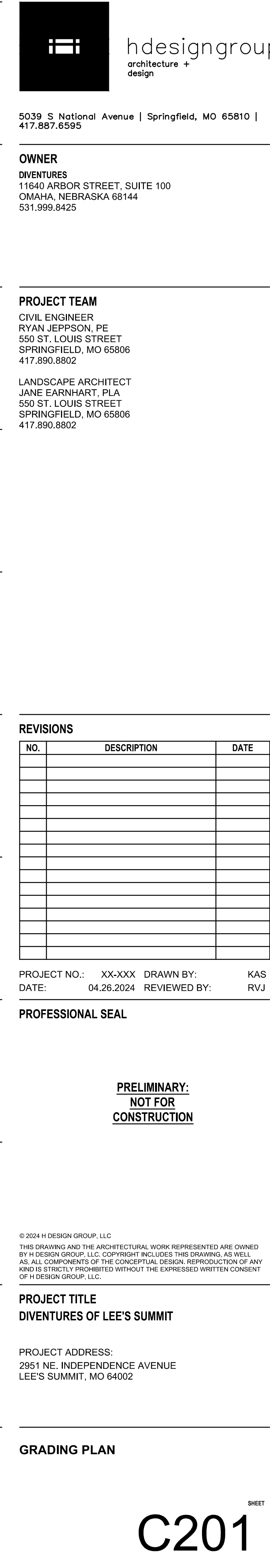
SITE PLAN

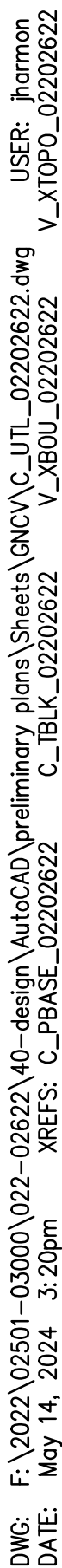
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C102





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 PIPE. THE 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.
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.

PROJECT NO.: XX-XXX DRAWN BY: KAS
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UTILITY PLAN

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



MISSOURI
ONE CALL SYSTEM

1-800-DIG-RITE OR 811
www.mo1call.com

C301



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REVISIONS

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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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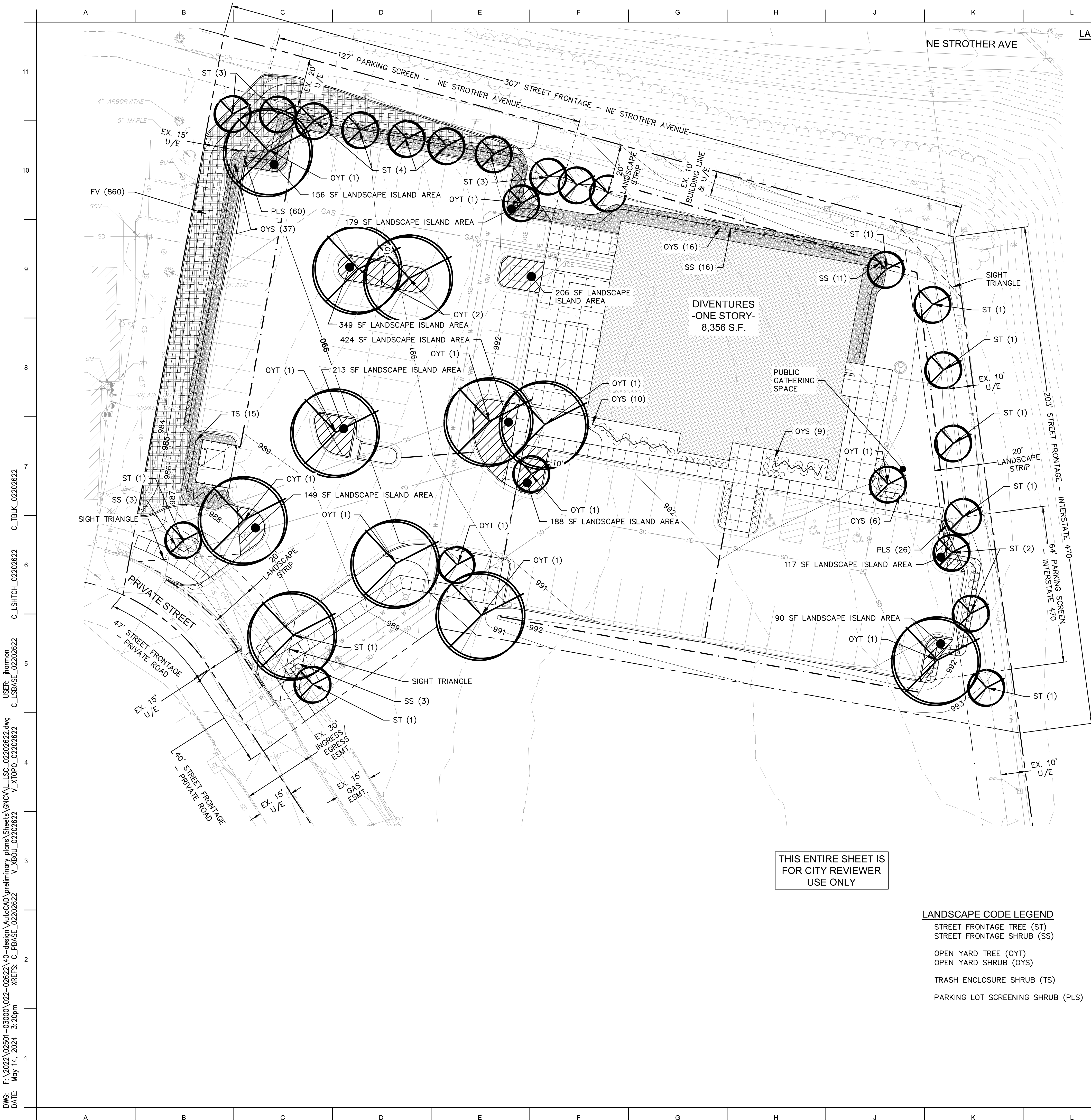


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LANDSCAPE CALCULATIONS:

- 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 BY 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 BY 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

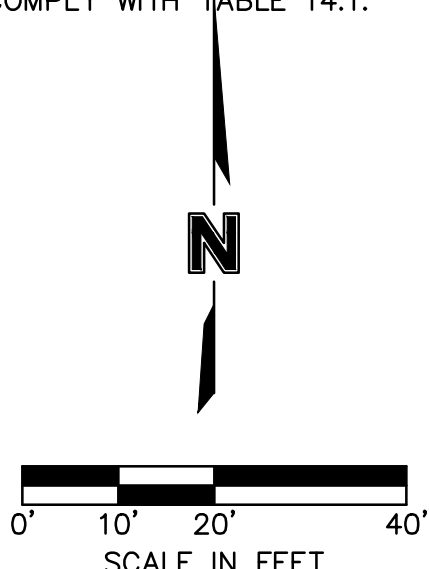
STREET FRONTAGE TREE (ST)
STREET FRONTAGE SHRUB (SS)

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

TRASH ENCLOSURE SHRUB (TS)

PARKING LOT SCREENING SHRUB (PLS)

LANDSCAPE CODE HATCH LEGEND

 LANDSCAPE ISLAND AREA

MISSOURI
ONE CALL SYSTEM

1-800-DIG-RITE OR 811
www.mo1call.com

olsson

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REVISIONS

[illegible]

PROJECT NO.: XX-XXX DRAWN BY: KA
DATE: 04.26.2024 REVIEWED BY: RV

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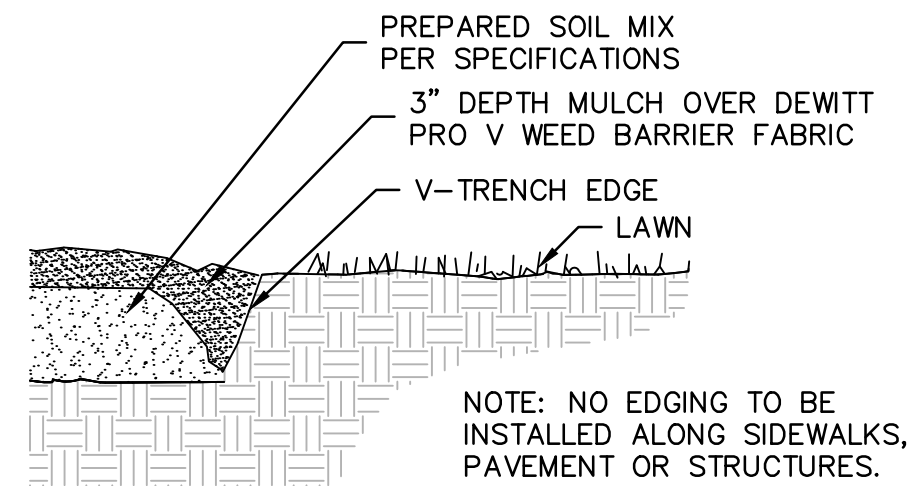
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PROJECT TITLE
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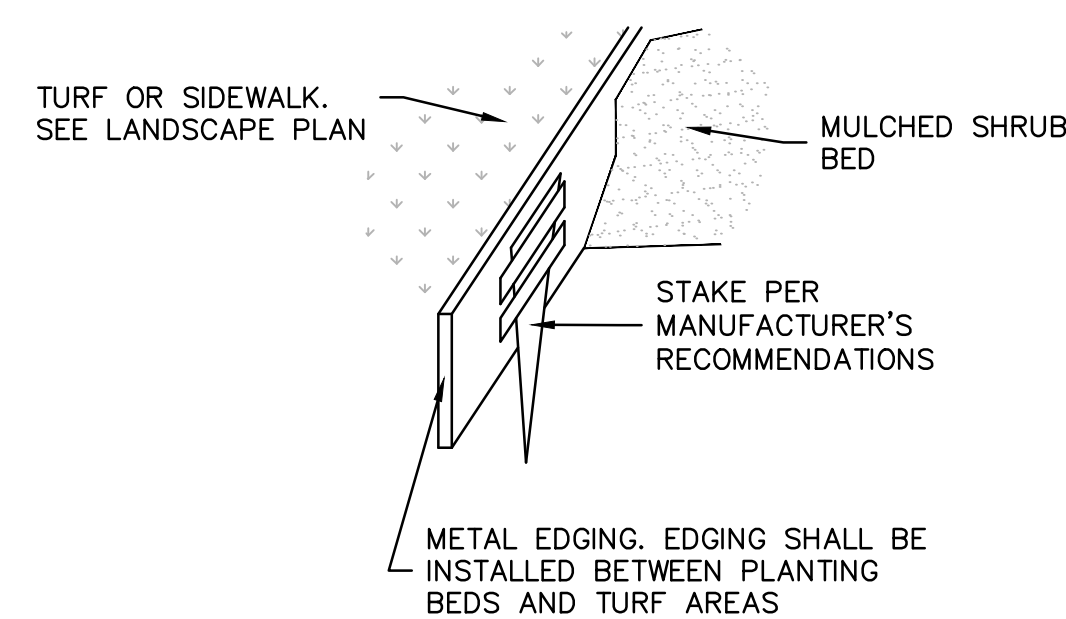
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2951 NE. INDEPENDENCE AVENUE
LEE'S SUMMIT, MO 64002

LANDSCAPE CALCULATIONS

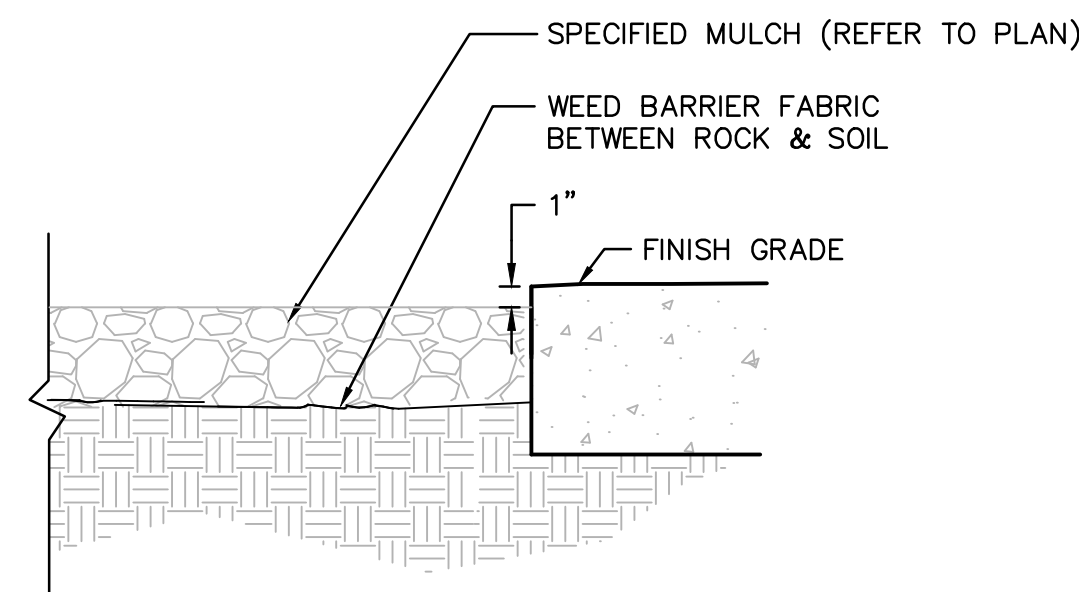
L102



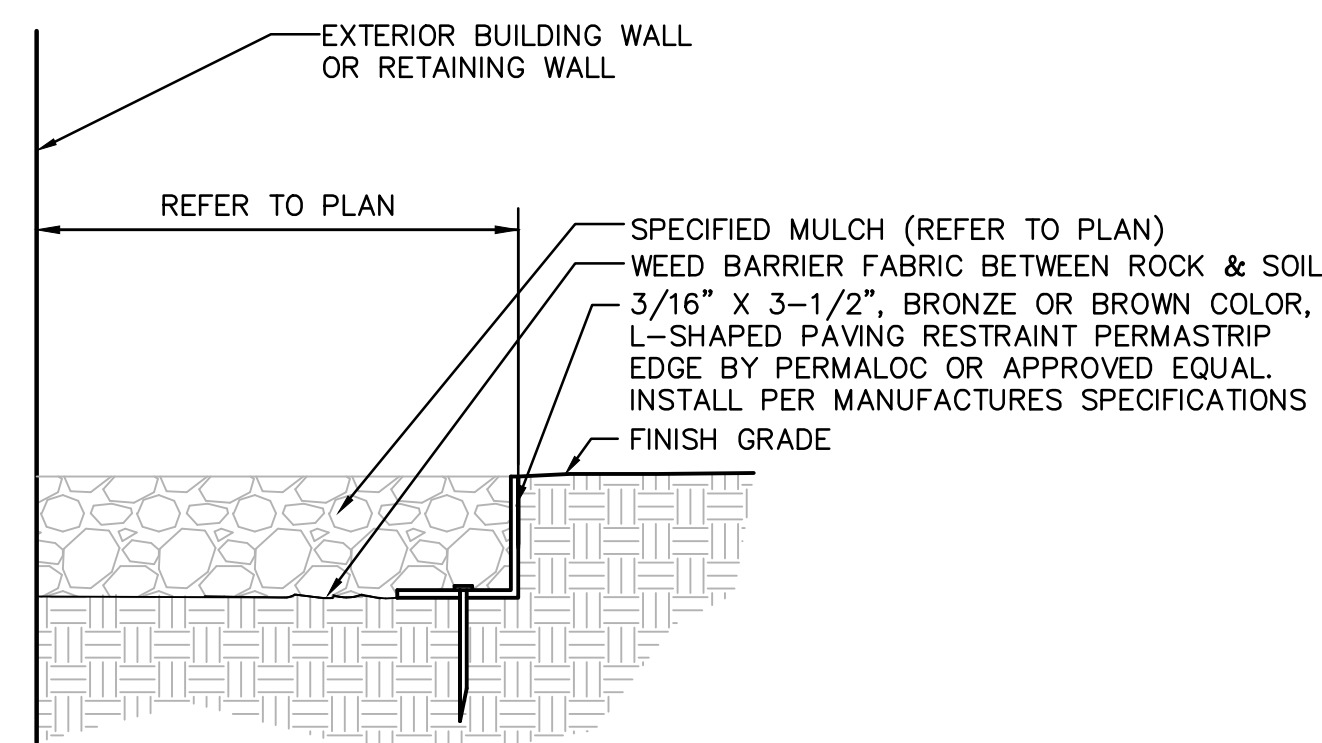
"V" TRENCH EDGING DETAIL
NOT TO SCALE



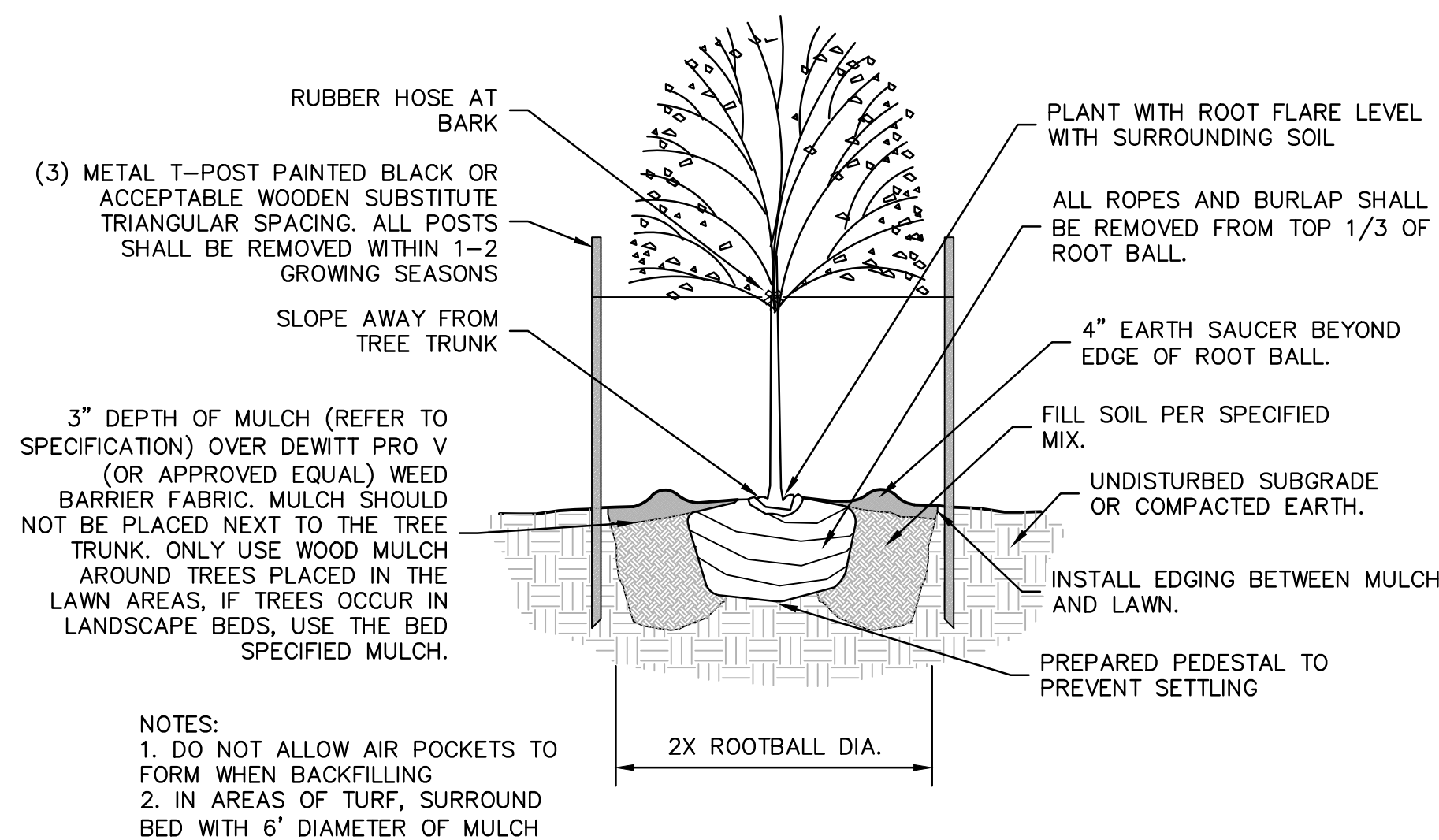
METAL EDGING DETAIL
NOT TO SCALE



ADJACENT TO PAVEMENT

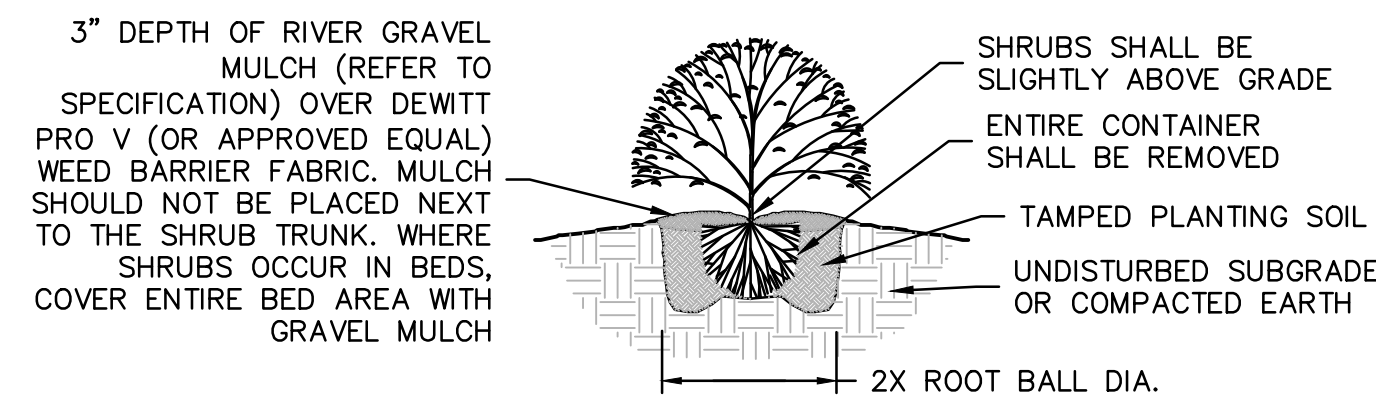


ROCK MULCH DETAIL
NOT TO SCALE



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

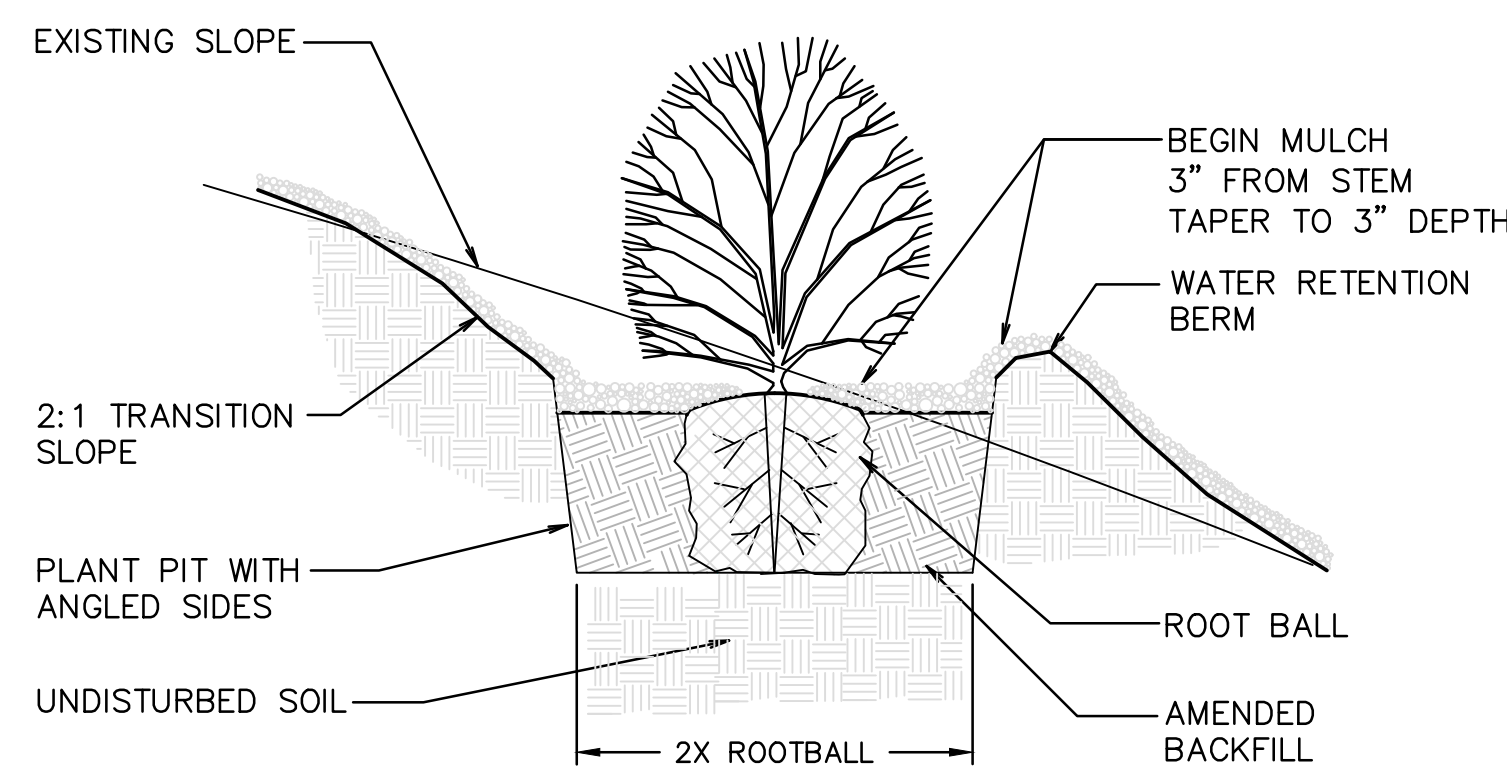
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



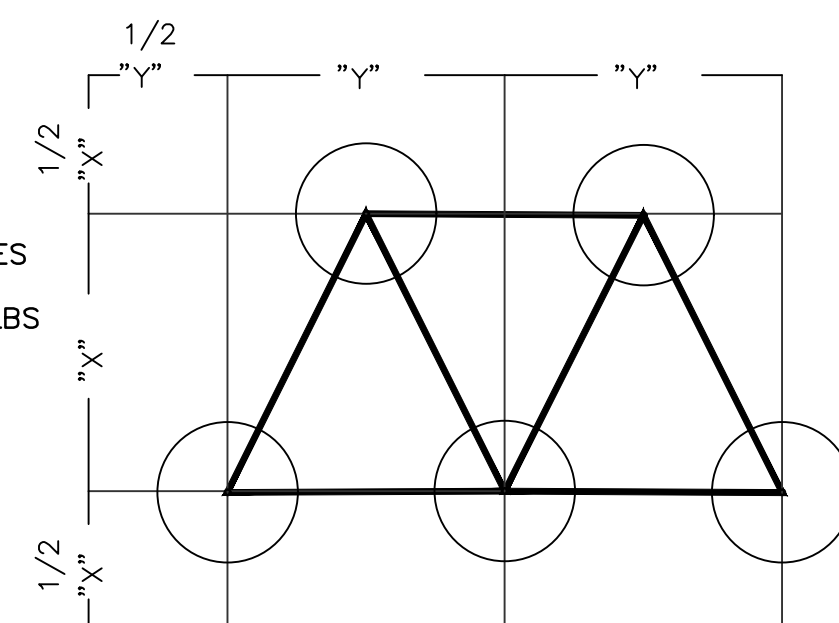
NOTES:

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

SHRUB PLANTING DETAIL
NOT TO SCALE

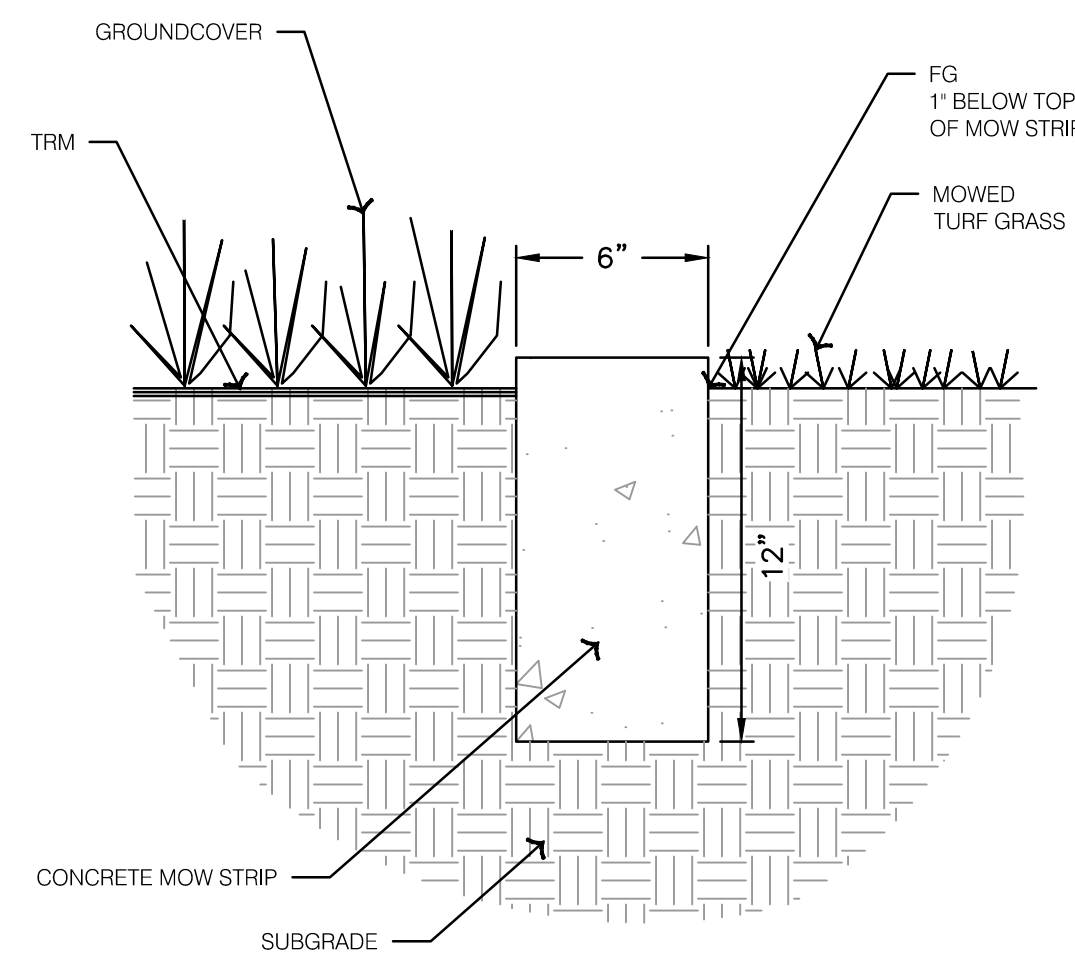


SLOPE PLANTING
NOT TO SCALE

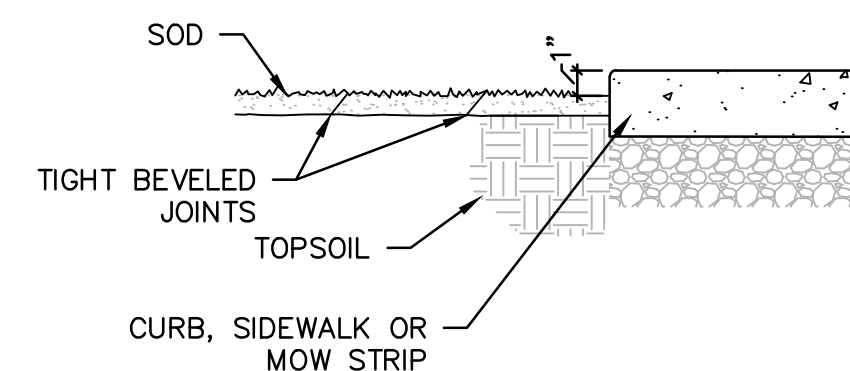


NOTE:
SPACING PATTERN APPLIES
TO ALL PERENNIALS,
GROUNDCOVERS AND BULBS
UNLESS OTHERWISE
SPECIFIED.
X= 24"
Y= 24"

GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



CONCRETE MOW STRIP
N.T.S.



SOD INSTALLATION
NOT TO SCALE



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LANDSCAPE DETAILS

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L201

SHEET

	B	C	D	E
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