

# CONSTRUCTION DRAWINGS

## DCI - LEE'S SUMMIT

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

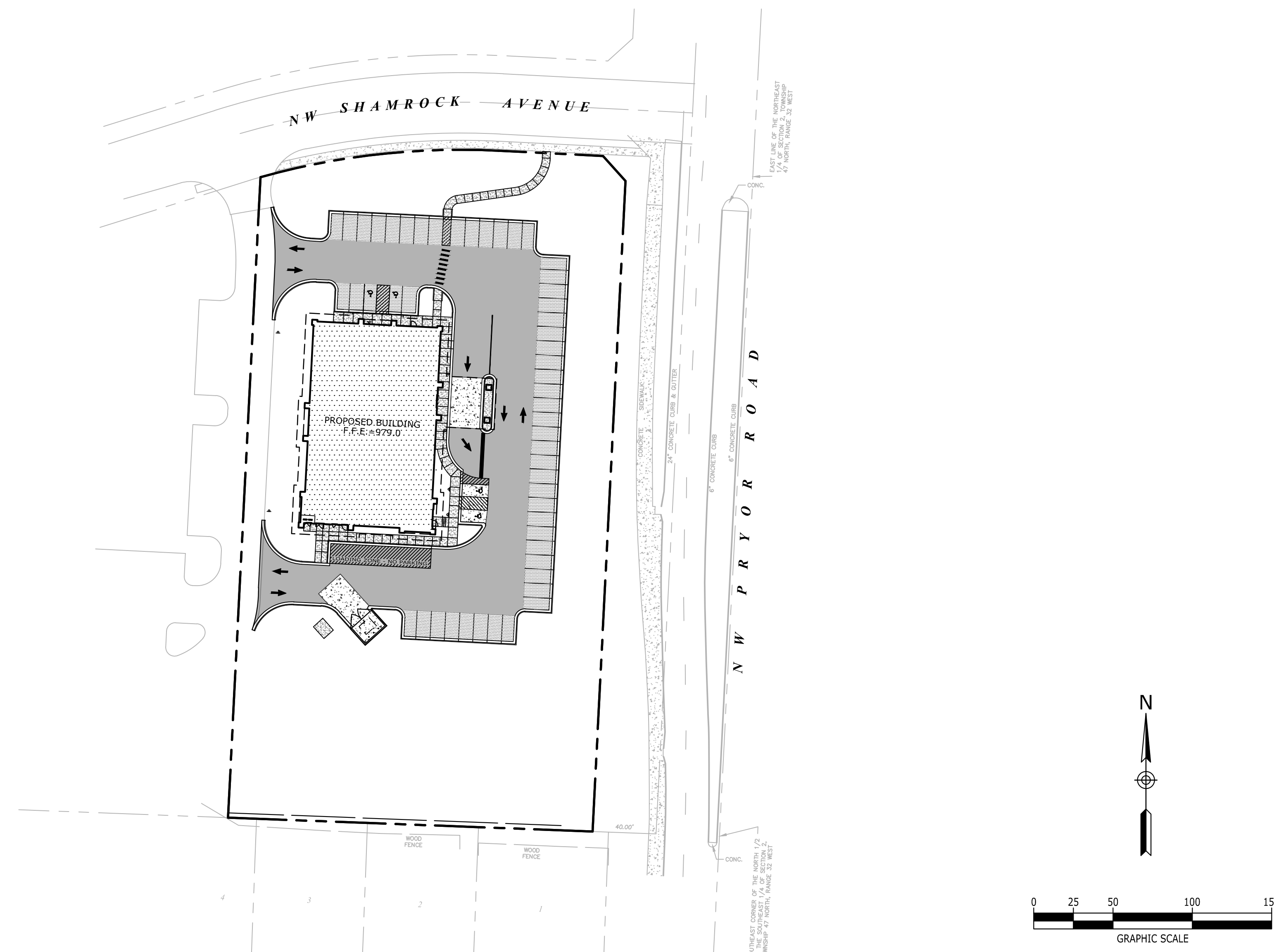
CATALYST PROJECT NO. 20180111  
09/06/2019



VICINITY MAP  
NOT TO SCALE

#### SITE DATA

PARCEL ID.: 62-240-99-04-00-0-00-000  
 SITE ADDRESS: 2001 NW SHAMROCK AVENUE  
 LEE'S SUMMIT, MISSOURI 64081  
 LEGAL DESCRIPTION: LOT 2, WEST VILLAGE COMMERCIAL DEVELOPMENT  
 LOTS 1-3, SUBDIVISION IN LEE'S SUMMIT,  
 JACKSON COUNTY, MISSOURI  
 SITE ACREAGE: 2.225 AC. (96,932 FT<sup>2</sup>)  
 EXISTING ZONING: PMIX - PLANNED MIXED USE DISTRICT  
 PROPOSED USE: DIALYSIS CLINIC  
 PROPOSED MAX. BUILDING HEIGHT: 1 STORIES  
 PROPOSED BUILDING SQUARE FOOTAGE: 10,442 S.F.  
 FLOOR AREA RATIO OF SITE: 0.11 (10,442 FT<sup>2</sup>/ 96,932 FT<sup>2</sup>)  
 IMPERVIOUS SURFACE AREA  
 BUILDINGS: 0.24 AC. (10,442 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.78 AC. (34,316 FT<sup>2</sup>)  
 TOTAL PROPOSED IMPERVIOUS AREA: 1.02 AC. (44,590 FT<sup>2</sup>)  
 PROPOSED ISR: 0.46  
 ALLOWED ISR: 0.80  
 PARKING SUMMARY  
 PARKING REQUIRED: 5 SPACES PER 1,000 S.F.  
 (PARKING REQUIREMENTS) 52 SPACES REQUIRED  
 PARKING PROVIDED: 52 SPACES (4 ACCESSIBLE)  
 OWNER: DIALYSIS CLINIC, INC.  
 ADDRESS: 1633 CHURCH STREET, STE 500  
 NASHVILLE, TN 37203  
 PHONE NO.: 615.327.3061  
 CONTACT NAME: BILL WOOD  
 CONTACT E-MAIL ADDRESS: bwood@dcinc.org  
 PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP  
 ADDRESS: 5016 CENTENNIAL BLVD., STE 200  
 NASHVILLE, TN 37209  
 PHONE NO.: 615.866.2410  
 CONTACT NAME: PHILLIP PIERCY  
 CONTACT E-MAIL ADDRESS: ppiercy@catalyst-dg.com

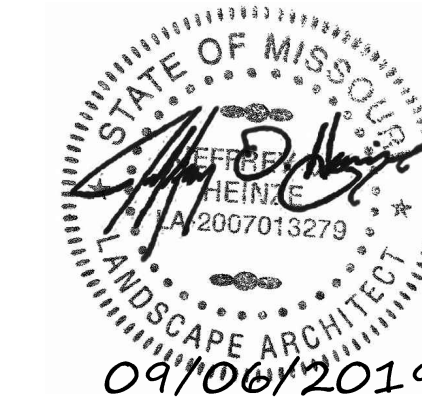


FEMA PANEL:  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO  
 COMMUNITY PANEL NO. 29095C0416G, JANUARY 20, 2017, COMMUNITY NAME: FEMA COMMUNITY NAME.

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ARCHITECT  
**RANDY DOVER**  
 4121 HILLSBORO RD SUITE 303  
 NASHVILLE, TN 37215  
 615.251.3388

PREPARED FOR  
**DIALYSIS CLINIC, INC.**  
 1633 CHURCH STREET, STE 500  
 NASHVILLE, TN 37203  
 615.327.3061



COVER SHEET

C0.0



AI	AREA INLET
BM	BENCHMARK
CB	CATCH BASIN
○ FH	FIRE HYDRANT
○ LP	LIGHT POLE
○ PP	POWER POLE
○ RCP	REINFORCED CONCRETE PIPE
● SSMH	SANITARY SEWER MANHOLE
○ SP	SIGN-POST
● SWMH	STORM WATER MANHOLE
○ TR	TELEPHONE RISER
○ TCB	THROAT OF CATCH BASIN
○ TVR	TELEVISION RISER
○ TRS	TRANSFORMER
○ TREE(S)	TREE(S)
○ UV	UTILITY VAULT
○ WV	WATER VALVE
○ PVC	PLASTIC PIPE
○ UPC	UNKNOWN PIPE CONNECTION
HDPE	HIGH DENSITY POLYETHYLENE
F/L	FLOWLINE
TCB	THROAT OF CATCH BASIN
-P-	OVERHEAD POWER LINE
-UE-	UNDERGROUND ELECTRIC LINE
-W-	WATER LINE
-SS-	SANITARY SEWER LINE
-SW-	STORM WATER LINE

**LOT 1**  
2001 NW SHAMROCK AVENUE  
OWNER: CITY OF LEE'S SUMMIT, MISSOURI  
ZONED: RP-3 (PLANNED RESIDENTIAL MIXED USE)

**WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3**

**SEWER LEGEND**  
**SSMH #1019**  
TOP ELEVATION = 959.22  
F/L NORTHEAST 6" PVC = 947.82  
F/L SOUTH 6" PVC = 947.67

**BENCHMARK LEGEND**  
**BM #1148**  
TOP ELEVATION RIM OF SWMH = 978.52  
DATUM = NAVD88

**STORM WATER LEGEND**  
**CB #1170**  
TOP ELEVATION = 980.66  
F/L NORTH 15" RCP = 975.46  
F/L SOUTHEAST 15" HDPE = 974.81  
**CB #1206**  
TOP ELEVATION = 981.70  
F/L SOUTH 15" RCP = 976.20  
F/L EAST = 976.70  
(UNKNOWN PIPE SIZE & TYPE)  
**CB #1173**  
TOP ELEVATION = 980.74  
F/L SOUTH 15" RCP = 976.04  
**CB #1115**  
TOP ELEVATION = 968.97  
F/L NORTH 15" RCP = 964.47  
F/L SOUTH 15" RCP = 963.62  
F/L EAST 15" RCP = 963.97  
TCB = 968.01  
**AI #1202**  
TOP ELEVATION = 959.95  
F/L NORTHEAST 15" RCP = 952.24  
F/L SOUTH 24" RCP = 948.65  
TCB = 958.57  
**CB #1085**  
TOP ELEVATION = 961.05  
F/L NORTH 15" RCP = 954.50  
F/L SOUTHWEST 15" RCP = 954.30  
TCB = 960.10  
**AI #2081**  
TOP ELEVATION = 973.94  
F/L EAST 15" RCP = 967.09  
**SSMH #1148**  
TOP ELEVATION = 978.52  
F/L NORTH 15" RCP = 972.38  
F/L SOUTH 15" RCP = 972.28  
F/L NORTHWEST 15" HDPE = 974.04

**DESCRIPTION:**  
LOT 2, WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 426007, DATED MAY 15, 2019.

**EASEMENT INFORMATION:**  
ALL EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUE BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 426007, DATED MAY 15, 2019.

- THE FOLLOWING EXCEPTIONS LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE ARE NOT SURVEY RELATED, AND THEREFORE NOT SHOWN HEREON: 1, 2(a), 2(d), 2(e), 3, 4 & 9.
- ITEM NO. 2B LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE REFERS TO "EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS". ANDERSON SURVEY COMPANY IS NOT AWARE OF ANY EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM NO. 2C LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE REFERS TO "ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND".
- ITEM NO. 5 LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE REFERS TO "BUILDING LINES, EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE RECORDED PLAT/MAP OF WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3, IN PLAT BOOK E181 AND PAGE 8" - AS SHOWN HEREON.
- ITEM NO. 6 LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE REFERS TO "RESTRICTIONS AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1167986 IN BOOK 1480 AT PAGE 291". THIS DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS.
- ITEM NO. 7 LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE REFERS TO "RIGHT OF WAY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2018E0091043" - AS SHOWN HEREON.
- ITEM NO. 8 LISTED IN SCHEDULE B PART II, FROM THE ABOVE REFERENCED ALTA COMMITMENT FOR TITLE INSURANCE REFERS TO "RIGHT OF WAY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2018E0095399" - AS SHOWN HEREON.

**UTILITY INFORMATION:**  
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY MISSOURI ONE CALL, TICKET NUMBER 191503896. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

**FLOOD INFORMATION:**  
ACCORDING TO THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

**ZONING INFORMATION:**  
A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED TO ANDERSON SURVEY COMPANY. ACCORDING TO THE CITY OF LEE'S SUMMIT, MO, ARCGIS WEBSITE AT <https://www.arcgis.com/home/webmap/viewer.html?webmap=b228fa7cefa41cd9fa5d39811a9bf66>, AND THE UNIFIED DEVELOPMENT ORDINANCE WEBSITE AT [https://library.municode.com/mo/lee/s\\_summit/codes/unified\\_development\\_ordinance](https://library.municode.com/mo/lee/s_summit/codes/unified_development_ordinance), THE ZONING REQUIREMENTS ARE AS FOLLOWS:  
THE SUBJECT PROPERTY IS ZONED RP-3 - PLANNED RESIDENTIAL MIXED USE.

**MINIMUM LOT SIZES:**

- DENSITY = 10 UNITS/ACRE (FLOOR AREA RATIO: RATIO OF BUILDING SQUARE FOOTAGE TO LOT SQUARE FOOTAGE)
- MINIMUM LOT SIZE (PER UNIT) = 4000 SQ. FT.
- MINIMUM LOT WIDTH MAJOR STREETS = NA
- MINIMUM LOT WIDTH OTHER STREETS = 50 FEET (SINGLE-FAMILY) & 35 FEET PER UNIT FOR DUPLEX, TRIPLEX OR QUAD PLEX

**MINIMUM PRINCIPAL BUILDING SETBACKS:**

- FRONT YARD (MAJOR STREET) = 50 FEET
- FRONT YARD (ALL OTHER STREETS) = 20 FEET BUILDING & 25 FEET GARAGE
- SIDE YARD = SF AND 2F-5 FEET; MULTIFAMILY: 10-FEET FROM LOT LINE AND 20 FOOT SEPARATION BETWEEN BUILDINGS
- REAR YARD = SF AND 2F-20 FEET; 4 FEET (ALLEY ENTRY GARAGE); MF 30 FEET

THE ABBREVIATIONS SHOWN ABOVE ARE DEFINED AS FOLLOWS: SF = SINGLE FAMILY; 2F = TWO FAMILY (DUPLEX); MF = MULTI-FAMILY (APARTMENT).

**MAXIMUM STRUCTURE HEIGHTS:**

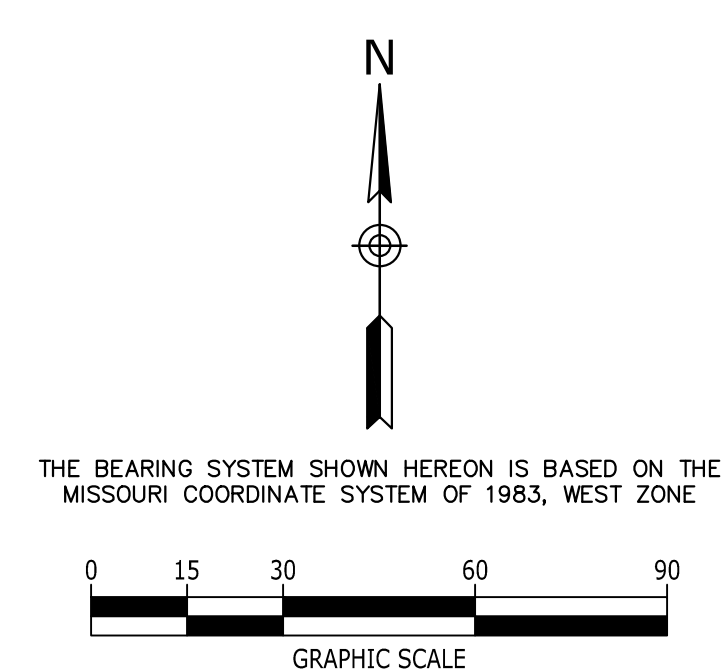
- MAXIMUM STRUCTURE HEIGHT IN FEET (STORIES) = 45 (3 STORIES)

IT IS UNCLEAR HOW THE ABOVE SETBACKS AFFECT THE SUBJECT PROPERTY, THEREFORE THE SETBACK LINES HAVE NOT BEEN SHOWN HEREON.

**NOTES:**

- THE SUBJECT PROPERTY ADDRESS IS 2023 NORTHWEST SHAMROCK AVENUE, LEE'S SUMMIT, MISSOURI.
- THE APPROXIMATE DISTANCE FROM THE INTERSECTION OF NORTHWEST SHAMROCK AVENUE & NORTHWEST PRYOR ROAD TO THE INTERSECTION OF NORTHWEST PRYOR ROAD & SOUTHWEST STERLING DRIVE IS ±606 FEET.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY. HOWEVER, THERE WAS OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK AND BUILDING CONSTRUCTION ON THE LOT NORTH & WEST OF THE SUBJECT PROPERTY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY.
- PROPOSED CHANGES IN STREET RIGHT OF WAYS - WAITING ON RETURN CALL FROM MICHAEL PARKS WITH PUBLIC WORKS DEPT.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 AS ESTABLISHED USING GPS ON THE MODOT VRS SYSTEM.
- THE FOLLOWING UTILITIES WERE LISTED ON THE MISSOURI ONE CALL TICKET #191503896 AS POSSIBLE SERVICE PROVIDERS FOR THE SUBJECT PROPERTY: ATT DISTRIBUTION; CONSOLIDATED COMM ENTREPSE SVCS; GOOGLE FIBER; JOHN KNOX VILLAGE; SPIRE MO WEST; CITY OF LEE'S SUMMIT FIBER; CITY OF LEE'S SUMMIT WATER; CITY OF LEE'S SUMMIT SEWER; CITY OF LEE'S SUMMIT STORMSEWER; MNA-BLUEBIRD; TIME WARNER CABLE & KANSAS CITY POWER & LIGHT.

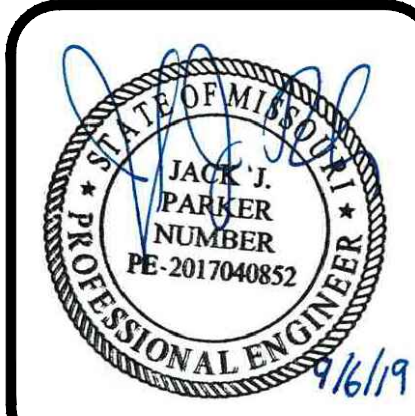
BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY ANDERSON SURVEY COMPANY, DATED 06/03/2019. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



P:\2018\20180111\wg\Construction\20180111\_L1-0\_Ext.dwg-C1.0 EXISTING CONDITIONS Sep 06, 2019 ehh1



**DIALYSIS CLINIC, INC.**  
1633 CHURCH STREET, STE 500  
NASHVILLE, TN 37203  
615.327.3061



**CONSTRUCTION DRAWINGS**  
**DCI - LEE'S SUMMIT**  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**EXISTING CONDITIONS**

PROJECT NUMBER  
20180111

DRAWING NUMBER  
**C1.0**



**EROSION CONTROL NOTES**

- 1. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES SHALL BE INSTALLED PER LOCAL AND STATE REQUIREMENTS PRIOR TO ANY EARTH MOVING ACTIVITIES.
- 2. PROVIDE CONSTRUCTION ENTRANCE/EXIT AS DETAILED ON THE PLANS AND PER LOCAL REQUIREMENTS. MAINTAIN ENTRANCE/EXIT THROUGHOUT CONSTRUCTION AND MAINTAIN THE PUBLIC ROADWAY FREE OF TRACKED MUD AND DIRT.
- 3. EPSC MEASURES SHALL BE INSTALLED AND INSPECTED BY LOCAL OFFICIALS (IF REQUIRED) PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EPSC MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENT OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THE SITE, AS WELL AS LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL ALSO PROVIDE THE CERTIFIED EROSION CONTROL INSPECTOR AND CONTINUAL MAINTENANCE OF THE EPSC MEASURES.
- 5. AS THE WORK PROGRESSES THE LOCATION AND TYPE OF MEASURES MAY REQUIRE ADJUSTMENTS. TEMPORARY MEASURES MAY BE REQUIRED IN CERTAIN AREAS THAT CAN BE REMOVED DURING THE WORK DAY AND RE-ESTABLISHED WHEN WORK CEASES FOR THE DAY OR PRIOR TO A DAYTIME RAIN EVENT.
- 6. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL MEASURES WHEN THE DESIGN CAPACITIES HAVE BEEN REDUCED BY 50% OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY. PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
- 7. THE CONTRACTOR SHALL PROVIDE A RAIN GAUGE AT THE SITE AND DOCUMENT RAINFALL EVENTS DURING THE CONSTRUCTION PERIOD.
- 8. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING RECORDS AT THE SITE: DATE WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON PORTIONS OF THE SITE, THE DATES WHEN STABILIZATION MEASURES ARE INITIATED, INSPECTION RECORDS AND RAINFALL EVENTS.
- 9. EXISTING SITE VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE AND SHALL NOT BE REMOVED MORE THAN 10 DAYS PRIOR TO THE DATE AT WHICH EARTHMOVING OPERATIONS ARE TO BEGIN UNLESS TEMPORARY COVER IS INSTALLED. DO NOT REMOVE VEGETATION OR TREES UNLESS NECESSARY FOR GRADING OR OTHER PROJECT PURPOSES.
- 10. THE CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE LENGTH OF TIME THE SITE SOILS ARE EXPOSED TO EROSION. PROVIDE TEMPORARY COVER AS NECESSARY.
- 11. EPSC MEASURES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED AND WHEN DEEMED NO LONGER NEEDED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY.

**DEMOLITION NOTES**

- 1. THE CONTRACTOR SHALL REQUEST UTILITY RELOCATION (811) AND VERIFY LOCATION OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
- 2. THE CONTRACTOR SHALL PROTECT PROPERTY BOUNDARY PINS AND SURVEY CONTROL POINTS FROM DAMAGE.
- 3. THE CONTRACTOR SHALL COMPLY WITH EROSION CONTROL REQUIREMENTS AND INSTALL NECESSARY EPSC MEASURES AND CONSTRUCTION ENTRANCE/EXIT PRIOR TO DISTURBING EXISTING VEGETATION. THE CONTRACTOR SHALL ALSO USE WATER SPRINKLING OR OTHER MEASURES TO CONTROL DUST AND OTHER AIRBORNE DEBRIS RESULTING FROM DEMOLITION.
- 4. TREE PROTECTION MEASURES SPECIFIED IN THESE PLANS SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION OPERATIONS.
- 5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION AND TREE REMOVAL.
- 6. THE CONTRACTOR MAY BE REQUIRED TO PHASE THE DEMOLITION TO MAINTAIN EXISTING UTILITY SERVICES, PROPER DRAINAGE OR ACCESS TO THE SITE OR ADJOINING SITES. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTION OF EXISTING ACTIVE UTILITIES AND TRAFFIC PATTERNS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE AND PROVIDE A DEMOLITION PHASING SCHEDULE WHERE REQUESTED.
- 7. UTILITY AND STORM SEWER LINES SHOULD NOT BE DEMOLISHED UNTIL NEW OR RELOCATED LINES HAVE BEEN INSTALLED AND OPERATIONAL.
- 8. THE CONTRACTOR SHALL INCLUDE IN HIS COST ANY ISOLATION VALVES OR TEMPORARY MEASURES REQUIRED TO ACCOMPLISH RELOCATIONS AND DEMOLITION OF UTILITIES.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCOMPLISH THE PROPOSED WORK.
- 10. PAVEMENTS, SIDEWALKS, CURBS AND OTHER HARD SURFACES SHALL BE EVENLY SAW CUT AT THE LIMITS OF REMOVAL TO PROVIDE A CLEAN EDGE. COORDINATE LIMITS OF REMOVAL WITH PROPOSED CONSTRUCTION INCLUDING GRADING, UTILITY INSTALLATION, PROPOSED LAYOUT, ETC.
- 11. EXISTING SITE FEATURES NOTED AS BEING ABANDONED, MAY BE ABANDONED IF MORE OF THE ITEMS ARE LOCATED MORE THAN 24" BELOW FINAL SUBGRADES (TO TOP OF PIPE OR OTHER FEATURE) AND NOT LOCATED WITHIN THE PROPOSED OR PLAN FUTURE BUILDING FOOTPRINTS. ENDS OF PIPES SHALL BE SEALED WITH CONCRETE.
- 12. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS COST UNLESS NOTED TO BE PROVIDED TO THE OWNER.
- 13. CAVITIES LEFT BY DEMOLITION SHALL BE PROPERLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- 14. WHERE EXISTING IRRIGATION LINES ARE LOCATED WITHIN THE AREA OF CONSTRUCTION, THEY SHALL BE PROTECTED OR RE-ROUTED AND CONNECTED TO MAINTAIN OPERATION OF LANDSCAPE AREAS WHICH REMAIN DURING CONSTRUCTION. COORDINATE TEMPORARY MEASURES WITH DESIGN OF NEW SYSTEM AND REMOVE TEMPORARY MEASURES WHEN NO LONGER NEEDED.

**TREE PROTECTION NOTES**

- 1. INSTALL TREE PROTECTION PRIOR TO DEMOLITION OR EARTH MOVING OPERATIONS ON SITE IN ACCORDANCE WITH THE DETAIL AND NOTES PROVIDED IN THESE PLANS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL STAKE THE LIMITS OF CONSTRUCTION TO ENSURE THE TREE PROTECTION MEASURES ARE INSTALLED IN THE PROPER LOCATIONS.
- 3. THE TREE PROTECTION MEASURES SHALL CONSIST OF 48" TALL CHAIN LINK FENCE WITH STEEL TEE POST OR ORANGE CONSTRUCTION BARRICADE FENCE. PRIOR TO CONSTRUCTION OPERATIONS, TREE PROTECTION FENCE INSTALLATION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND GOVERNING AUTHORITY IF REQUIRED.
- 4. ANY GRADING OR EXCAVATION WITHIN THE PROTECTED ROOT ZONE SHALL BE ACCOMPLISHED BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE DAMAGE.
- 5. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS SHALL BE PRUNED FLUSH WIT THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF CONSTRUCTION OPERATIONS WILL DELAY THE PLACEMENT OF BACK FILL THE ROOTS SHALL BE TEMPORARILY COVERED WITH MULCH AND WATERED UNTIL BACKFILL OPERATIONS CAN BE ACCOMPLISHED.
- 6. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
- 7. WHEN GRADING OR TRENCHING OPERATIONS ARE DIRECTED WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED THE ROOTS SHALL FIRST BE CUT USING A "DITCH WITCH" OR SIMILAR EQUIPMENT TO PROVIDE A CLEAN CUT OF THE ROOTS AT THE LIMIT OF DISTURBANCE, PRIOR TO USE OF OTHER GRADING MACHINERY. ONCE THE ROOTS HAVE BEEN CUT AS NOTED ALL EQUIPMENT SHALL BE RESTRICTED FROM ENTERING THE AREA BETWEEN THE CUT LINE AND TREE TRUNK. TRENCHES SHALL BE BACKFILLED AND TAMPED TO MINIMIZE SETTLEMENT.
- 8. BARRICADES SHALL BE INSTALLED WITHIN THE LIMITS OF PROPOSED PAVEMENTS WHEN EXTENDING UNDER THE DRIP LINE OF TREES TO BE PRESERVED UNTIL OPERATIONS TO CONSTRUCT THE PAVED AREAS ARE INITIATED. THEN THE BARRICADES CAN BE RELOCATED TO PROVIDE THE MINIMUM AREA NECESSARY FOR CONSTRUCTION OF THE PROPOSED WORK AND SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
- 9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION DURING PERIODS OF DROUGHT EXCEED SEVEN DAYS. EVENLY DISTRIBUTE WATER OVER THE ENTIRE ROOT ZONE.
- 10. ROOT ZONE AREAS OF TREES THAT HAVE BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE AERATED AT THE DIRECTION OF A QUALIFIED ARBORIST.
- 11. HOSE DOWN FOLIAGE OF SPECIMEN TREES SUBJECT TO HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FROM MAINTAINING THE GRASS TO LESS THAN 12" IN HEIGHT WITHIN THE AREAS OF TREE PROTECTION DURING THE CONSTRUCTION PERIOD. DO NOT USE PESTICIDES TO CONTROL VEGETATION WITH IN THE TREE PROTECTION AREA.
- 13. REMOVAL OF TREE PROTECTION FENCING SHALL NOT OCCUR UNTIL APPROVED BY THE GOVERNING AUTHORITY WHERE REQUIRED OR THE OWNER'S REPRESENTATIVE. ALL REMNANTS OF THE FENCING SHALL BE REMOVED, AND RESTORATION OF THE AREAS SHALL BE COMPLETED.

**GENERAL NOTES**

- 1. SUBJECT PROPERTY SHOWN AS PARCEL ID 62-240-99-04-00-0-00-000 OF THE JACKSON COUNTY TAX MAPS.
- 2. SITE EXISTING CONDITIONS TAKEN FROM SURVEY BY ANDERSON SURVEY COMPANY DATED 06/03/2019. CATALYST DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR OMISSIONS OF THE EXISTING CONDITIONS OR ERRORS RESULTING FROM THESE ITEMS.
- 3. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND MAKE THE ENGINEER AWARE OF ANY INCONSISTENCIES BETWEEN THE SITE CONDITIONS AND EXISTING CONDITION PLAN.
- 4. DIMENSIONS PROVIDED ON THE PLAN ARE TAKEN TO THE FACE OF CURBS, EDGE OF CONCRETE OR EDGE OF BUILDING.
- 5. SITE CONTROL SHALL BE BASED OFF THE REFERENCE POINTS PROVIDED. SEE THE ARCHITECTURAL PLANS FOR LAYOUT CONTROL OF BUILDING.
- 6. CATALYST DESIGN GROUP RECOMMENDS THAT CONSTRUCTION STAKING BE PROVIDED BY A SURVEYOR LICENSED IN THE STATE OF THE PROJECT.
- 7. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR UTILITIES LOCATIONS (CALL 811) AND HAVE THE UTILITIES MARKED BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH THE UTILITY LOCATIONS, PROTECT UTILITIES WHICH REMAIN IN SERVICE AND REPAIR ANY DAMAGE TO UTILITY SYSTEMS PER THE UTILITY PROVIDER REQUIREMENTS.
- 8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO PERMIT REQUIREMENTS AS WORK PROCEEDS.
- 9. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO PUBLIC ROADWAYS, CURBS AND SIDEWALKS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AT CONTRACTOR'S EXPENSE.
- 10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY WORK UNACCEPTABLE TO THE OWNER REPRESENTATIVE OR GOVERNING AGENCIES AT CONTRACTOR'S EXPENSE.
- 11. ACCESSIBLE PATHS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%, CROSS SLOPE OF 2% AND MAXIMUM 2% SLOPE IN ANY DIRECTION WITHIN TURNING MOVEMENTS AND THE ACCESSIBLE PARKING SPACES / ACCESS AISLES. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND CROSS SLOPES AT 2% MAXIMUM. CURB RAMPS SHALL HAVE A LANDING AT THE TOP MATCHING THE WIDTH OF THE RAMP AND A DEPTH OF 36". RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP AND BOTTOM OF THE RAMP.
- 12. WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL AND STATE REQUIREMENTS.
- 13. ON SITE ASPHALT PAVEMENT MATERIALS SHALL BE PER LOCAL AND STATE SPECIFICATIONS.
- 14. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS AND PRECAUTIONS.

**SITE GRADING & EROSION CONTROL NOTES**

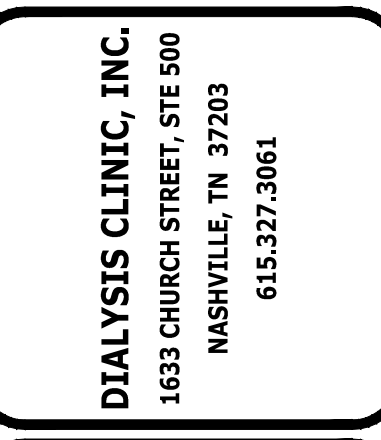
- 1. THE DISTURBED AREA FOR THIS PROJECT IS ESTIMATED TO BE +2.26 ACRES.
- 2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 29095C0416G OF THE FEMA FLOOD INSURANCE MAPS FOR JACKSON COUNTY, MISSOURI DATED JANUARY 20, 2017.
- 3. FOLLOW THE DIRECTIVES OF THE EROSION CONTROL AND TREE PROTECTION NOTES INCLUDED ELSEWHERE IN THESE DOCUMENTS.
- 4. THE CONTRACTOR SHALL REQUEST UTILITY RELOCATION (811) AND VERIFY LOCATION OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
- 5. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
- 6. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO INITIATING GRADING OPERATIONS.
- 7. POSITIVE DRAINAGE SHALL BE ESTABLISHED INITIALLY AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 8. LOCATION OF DIVERSION DITCHES SHALL BE ADJUSTED IN THE FIELD TO AVOID TREES AND OTHER EXISTING FEATURES.
- 9. STRIP TOPSOIL FROM PROPOSED GRADING AREAS AND STOCKPILE FOR REUSE. PROVIDE TEMPORARY SEEDING FOR STOCKPILE AREAS DURING CONSTRUCTION. REDISTRIBUTE TOPSOIL AT A MINIMUM DEPTH OF 6" IN LAWN AREAS AND 18" IN LANDSCAPE BEDS. PROVIDE ADDITIONAL TOPSOIL WHEN ONSITE QUANTITIES ARE INSUFFICIENT.
- 10. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO BEING HAULED TO THE SITE. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFT DEPTHS AS NOTED IN THE SPECIFICATIONS AND INSPECTED BY THE GEOTECHNICAL REPRESENTATIVE. SUBGRADES SHALL BE PROOF ROLLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND GEOTECHNICAL REPRESENTATIVES DIRECTIONS. SOFT AREAS SHALL BE REMOVED AND RECOMPACTED AS DIRECTED.
- 11. THE CONTRACTOR SHALL AT HIS COST, PROVIDE OFFSITE MATERIAL MEETING THE GEOTECHNICAL REQUIREMENTS WHERE ONSITE SOIL QUANTITIES ARE NOT SUFFICIENT, AND REMOVE ONSITE MATERIALS WHEN EXCESSIVE QUANTITIES EXISTS. SITES USED TO OBTAIN OR WASTE THIS MATERIAL SHALL BE PROPERLY PERMITTED AS REQUIRED BY THE GOVERNING AUTHORITY.
- 12. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III WALL B. HDPE PIPE SHALL BE TYPE N-12, SMOOTH INTERIOR, CORRUGATED EXTERIOR. ALL PIPES SHALL BE PROVIDED WITH SOIL TIGHT JOINTS.
- 13. PIPES UNDER EXISTING PAVEMENT AREAS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE.
- 14. TOP OF GRATE ELEVATIONS AND COORDINATE LOCATIONS FOR DRAINAGE STRUCTURES SHALL BE PROVIDED PER THE DETAILS AND DRAINAGE TABLES.
- 15. COORDINATE THE LOCATION OF SITE DRAINAGE SYSTEMS WITH THE BUILDING ARCHITECTURE AND PLUMBING PLANS FOR COLLECTION OF ROOF DRAINS AND DOWNSPOUTS.
- 16. ADJUST THE CASTINGS OF ALL EXISTING AND NEW STRUCTURES TO MATCH PROPOSED FINISH GRADE.
- 17. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND SPOT ELEVATIONS AND REQUEST INFORMATION FROM THE ENGINEER FOR SPOTS OR CONTOURS THAT DO NOT APPEAR TO CORRESPOND WITH OTHER SURROUNDING GRADING. PROPOSED GRADES REFLECT AN INTENT FOR THE SLOPES AND DIRECTION OF DRAINAGE. THE CONTRACTOR SHALL REQUEST DIRECTION FOR AREAS WHERE THE INTENT IS NOT CLEAR.
- 18. MAXIMUM CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL UNLESS DIRECTLY NOTED OTHERWISE ON THE PLAN. FILL SLOPES SHALL BE CONSTRUCTED BY FILLING BEYOND THE DESIRED GRADES TO OBTAIN COMPACTION AND THEN CUT BACK TO THE DESIRED GRADES.
- 19. MINIMUM GRADES ON PAVEMENT AREAS SHALL BE 1%, AND MINIMUM 2% IN LAWN AREAS UNLESS DIRECTLY SPECIFIED.
- 20. MAXIMUM GRADES WITHIN ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE 2% IN ANY DIRECTION. WITHIN ACCESSIBLE PATHS MAXIMUM SLOPES FOR SIDEWALKS SHALL BE 5%, FOR RAMPS SHALL BE 1:12, AND CROSS SLOPES SHALL BE 2%. TURNING MOVEMENTS SHALL BE 5'X5' MAXIMUM 2% IN ANY DIRECTION.
- 21. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 22. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER FINAL GRADING IS ACHIEVED.
- 23. THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEYS OF THE EXCAVATED BIO-RETENTION AREAS PRIOR TO THE SPECIALTY SOIL AND GRAVEL BEING INSTALLED. AS-BUILTS OF COMPLETED BIO-RETENTION AREAS, OTHER WATER QUALITY MEASURES, DETENTION/RETENTION AREAS AND PUBLIC STORM SYSTEMS SHALL ALSO BE PROVIDED. SURVEYS SHALL BE STAMPED BY A SURVEYOR LICENSED IN THE STATE OF THE PROJECT.

**SITE UTILITY NOTES**

- 1. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE TO THE GOVERNING AUTHORITY'S REQUIREMENTS AND SPECIFICATIONS.
- 2. SANITARY SEWER LINES SHALL BE AS SPECIFIED ON THE PLANS. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52, POLYVINYLCHLORIDE PIPE (PVC) SHALL BE SDR 35.
- 3. THE CONTRACTOR SHALL REQUEST UTILITY LOCATION (811) AND VERIFY LOCATION OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
- 4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS OF EACH UTILITY AND VERIFY THE SCOPE OF INSTALTATIONS OR RELOCATIONS THAT WILL BE REQUIRED AND IMPACT EACH COVER HAVE ON THE SCHEDULE OF THE PROJECT.
- 5. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES WHERE POSSIBLE. IN AREAS WHERE THESE CRITERIA CANNOT BE MET PROVIDE 18" OF VERTICAL SEPARATION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCING OF INSTALLATION OF THE UTILITIES TO AVOID CONFLICTING HORIZONTAL AND VERTICAL LOCATIONS.
- 7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF THE PROPOSED SEWER CONNECTION POINT PRIOR TO INSTALLATION OF NEW LINES. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 8. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE UTILIZING THE CORING AND RESILIENT SEAL METHOD.
- 9. THE CONTRACTOR SHALL VERIFY ANY PIPE LENGTHS, MATERIALS AND SIZES PROVIDED ON THE PLANS WITH FIELD CONDITIONS.
- 10. MINIMUM SLOPE OF 6" SANITARY SEWER SERVICES SHALL BE 1%. INSTALL PER INVERTS PROVIDED ON THE PLAN AND WITH A MINIMUM 48" OF COVER WITHIN ROADWAYS AND 30" OF COVER WITHIN LANDSCAPE AREAS.
- 11. MARK THE LOCATION OF PVC LINES WITH A #8 WIRE.
- 12. TRENCHES WITHIN EXISTING PAVEMENTS SHALL BE EVENLY SAW CUT FOR REMOVAL AND COMPLETELY BACKFILLED WITH CRUSHED STONE. REPAIR ROADWAYS PER GOVERNING AGENCY STANDARDS.
- 13. PROVIDE A MINIMUM OF 42" OF COVER OVER ALL WATER AND FIRE LINES.
- 14. ALL FIRE LINES SHALL BE INSTALLED FROM THE POINT OF CONNECTION TO THE BUILDING BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
- 15. COORDINATE THE EXACT LOCATION OF THE BUILDING SERVICES WITH THE PLUMBING PLANS.
- 16. PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL BENDS AND BLOCKING/RODDING ON WATER/FIRE LINES, TO ACHIEVE THE PROPOSED ALIGNMENT SHOWN ON THE PLANS.
- 17. BEFORE CONNECTIONS ARE MADE TO EXISTING LINES, INSTALLED LINES SHALL BE FLUSHED, TESTED AND APPROVED BY THE GOVERNING AUTHORITY IN ACCORDANCE WITH THEIR REQUIREMENTS.
- 18. REPAIR DAMAGE TO EXISTING FEATURES TO PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS IN A TIMELY MANNER.
- 19. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 20. EXISTING AND NEW CASTINGS SHALL BE ADJUSTED TO MATCH FINISH GRADE.
- 21. COORDINATE GAS SERVICE, ELECTRICAL SERVICE AND COMMUNICATION SERVICES WITH THE APPROPRIATE PROVIDER AND PAY NECESSARY FEES FOR INSTALLATION.



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DIALYSIS CLINIC, INC. 1633 CHURCH STREET, STE 500 NASHVILLE, TN 37203 615.327.3061



JACK P. PARKER NUMBER PE-2017040852 9/6/19

CONSTRUCTION DRAWINGS  
DCI - LEE'S SUMMIT  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

NO.	DATE	DESCRIPTION

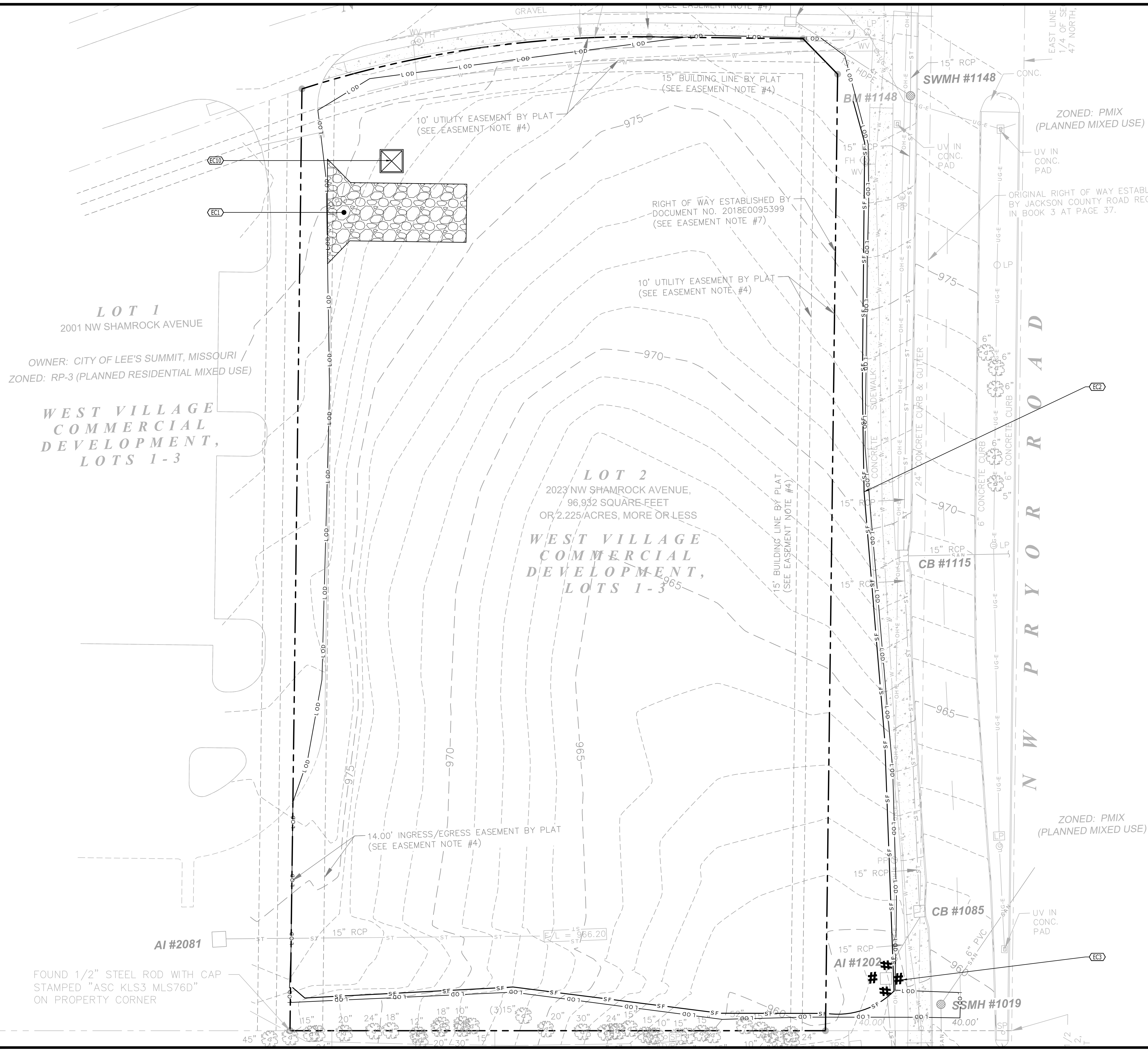
DRAWING TITLE  
**GENERAL NOTES**

PROJECT NUMBER  
20180111

DRAWING NUMBER  
**C2.0**



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EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.3
EC2	SILT FENCE	2 / C3.3
EC3	AREA INLET PROTECTION	4 / C3.3
EC10	CONCRETE WASH-OUT	1 / C3.3

**SITE DESCRIPTION AND NOTES:**

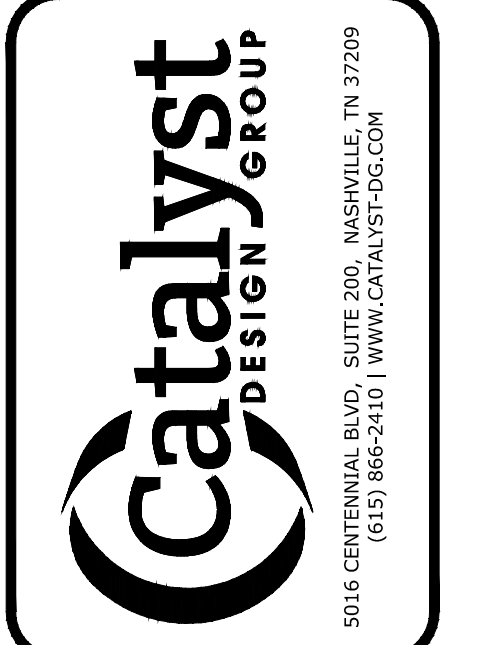
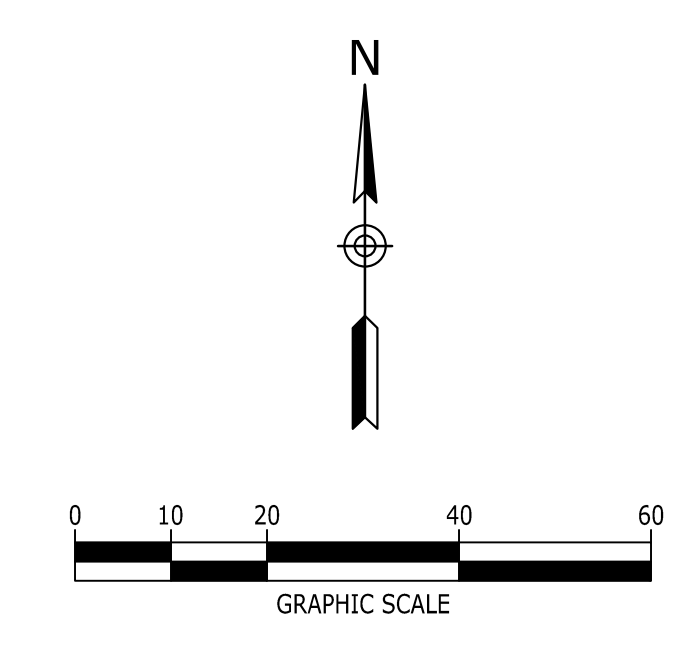
THE SITE IS LOCATED AS PARCEL ID 62-240-99-04-00-0-00-000 IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 2.26± ACRES TO CONSTRUCT A 10,220 S.F. +/- DIALYSIS CLINIC, PARKING, AND ASSOCIATED SITE IMPROVEMENTS.

- APPROXIMATE CONSTRUCTION TIME TABLE:  
 BEGIN CONSTRUCTION [ OCT 2019 ]  
 COMPLETE CONSTRUCTION [ JAN 2021 ]
- CONSTRUCTION SEQUENCE:  
 A. ATTEND WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.  
 B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE  
 C. CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.  
 D. CLEAR AND GRUB THE REMAINING SITE.  
 E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.  
 F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.  
 G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
- TOTAL PROJECT AREA = 96,932 SF (2.225± AC.)  
 DISTURBED AREA = 98,540 S.F. (2.26± AC.)

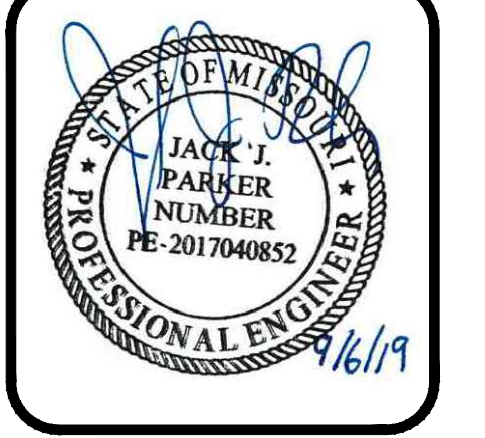
**EROSION CONTROL NOTES:**

- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
- THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDEED AREAS.
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

LEGEND	
SILT FENCE	SF
LIMITS OF DISTURBANCE	L.O.D.
INLET PROTECTION	#
EROSION CONTROL MATTING	[Hatched Pattern]



**DIALYSIS CLINIC, INC.**  
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 615.327.3061



CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
 2001 NW SHAMROCK AVENUE  
 LEE'S SUMMIT, MISSOURI, 64081  
 JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**INITIAL EROSION CONTROL PLAN**

PROJECT NUMBER  
 20180111

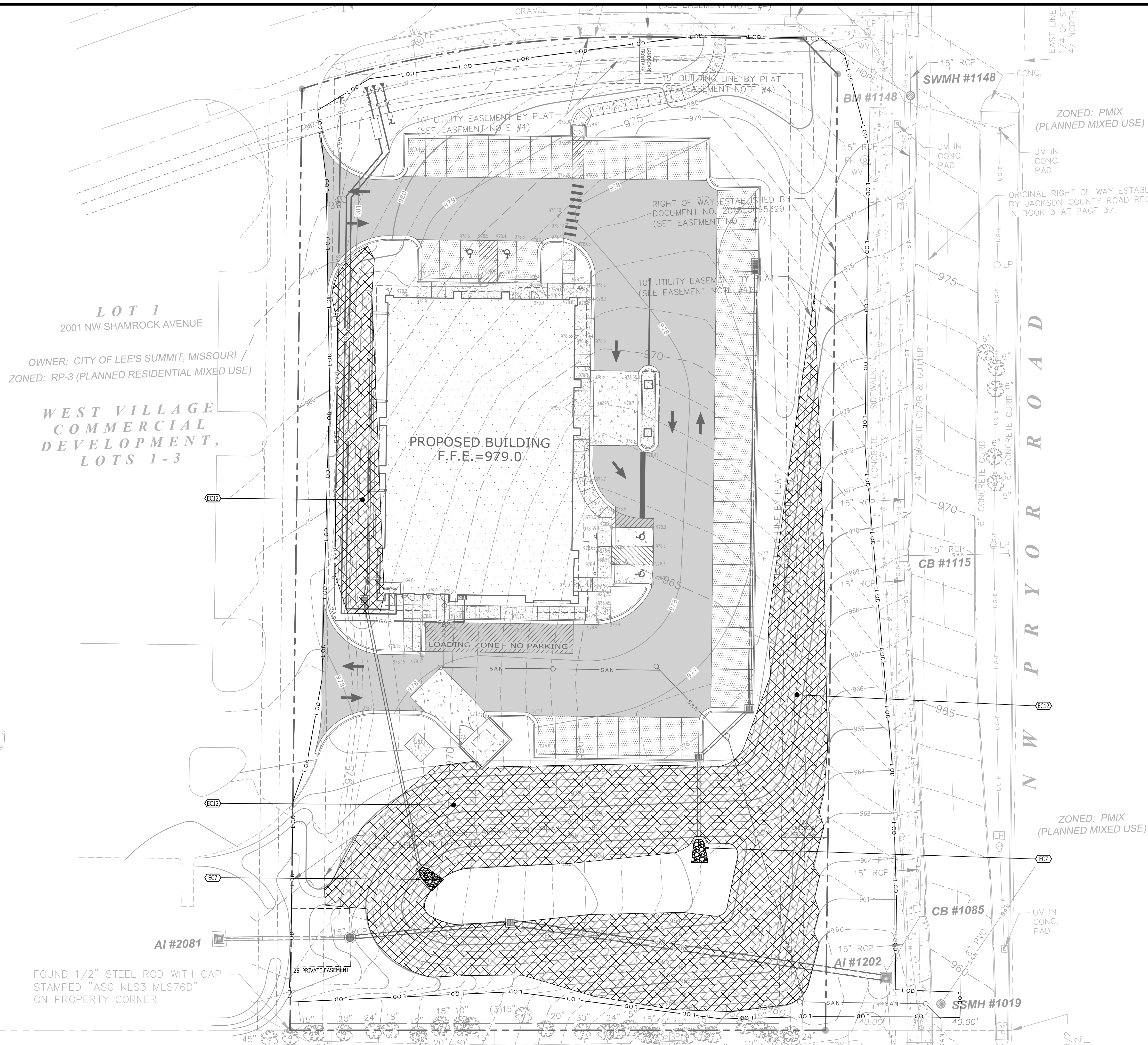
DRAWING NUMBER  
**C3.0**







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EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
EC7	OUTLET PROTECTION	5 / C3.3
EC12	GEOTEXTILE MATTING	6 / C3.3

**SITE DESCRIPTION AND NOTES:**

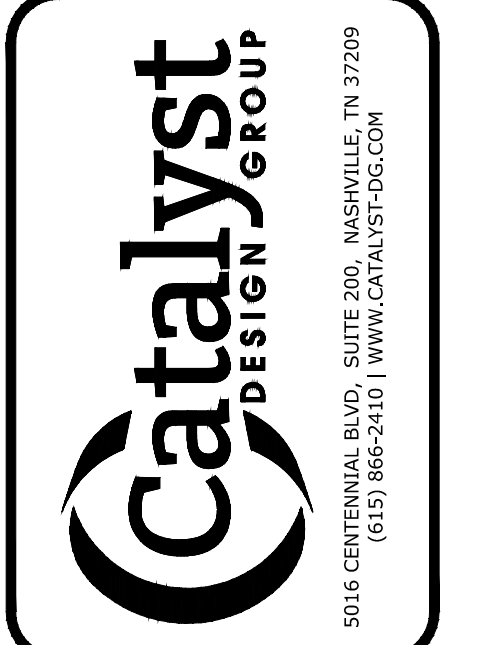
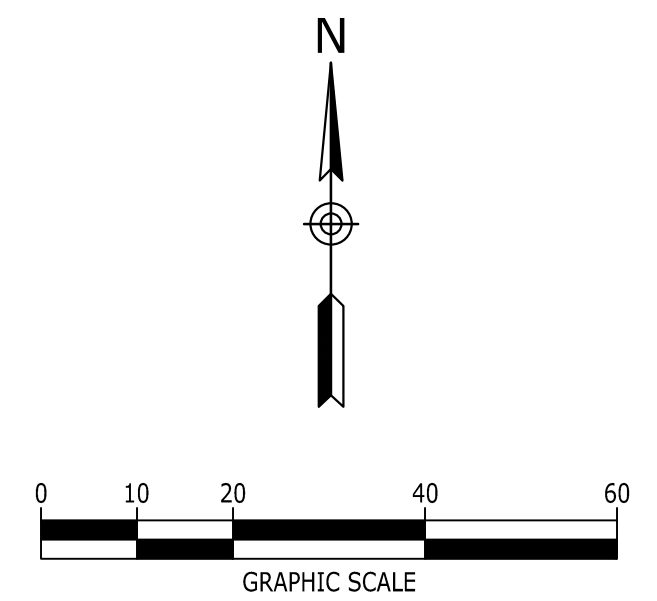
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 B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE  
 C. CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.  
 D. CLEAR AND GRUB THE REMAINING SITE.  
 E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.  
 F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.  
 G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
- TOTAL PROJECT AREA = 96,932 SF (2.225± AC.)  
 DISTURBED AREA = 98,540 S.F. (2.26± AC.)

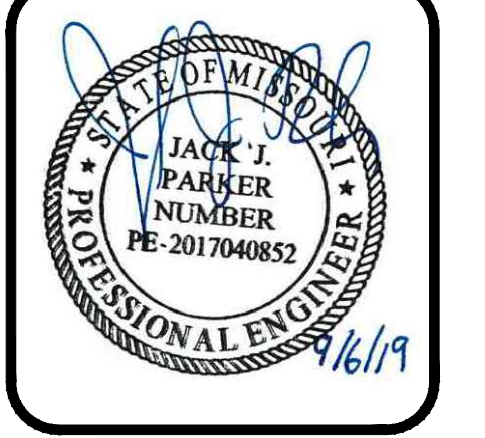
**EROSION CONTROL NOTES:**

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- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
- THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
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LEGEND	
SILT FENCE	SF
LIMITS OF DISTURBANCE	L O D
INLET PROTECTION	IP
EROSION CONTROL MATTING	EC7



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CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
 2001 NW SHAMROCK AVENUE  
 LEE'S SUMMIT, MISSOURI, 64081  
 JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**FINAL EROSION CONTROL PLAN**

PROJECT NUMBER  
 20180111

DRAWING NUMBER  
**C3.2**



**SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES**

- INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA). SHOULD TDEC DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. TDEC MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
- QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
- OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
- BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.
- BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.
- ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO TDEC UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF TDEC REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.
- TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.
- SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).

**SITE ASSESSMENT NOTES**

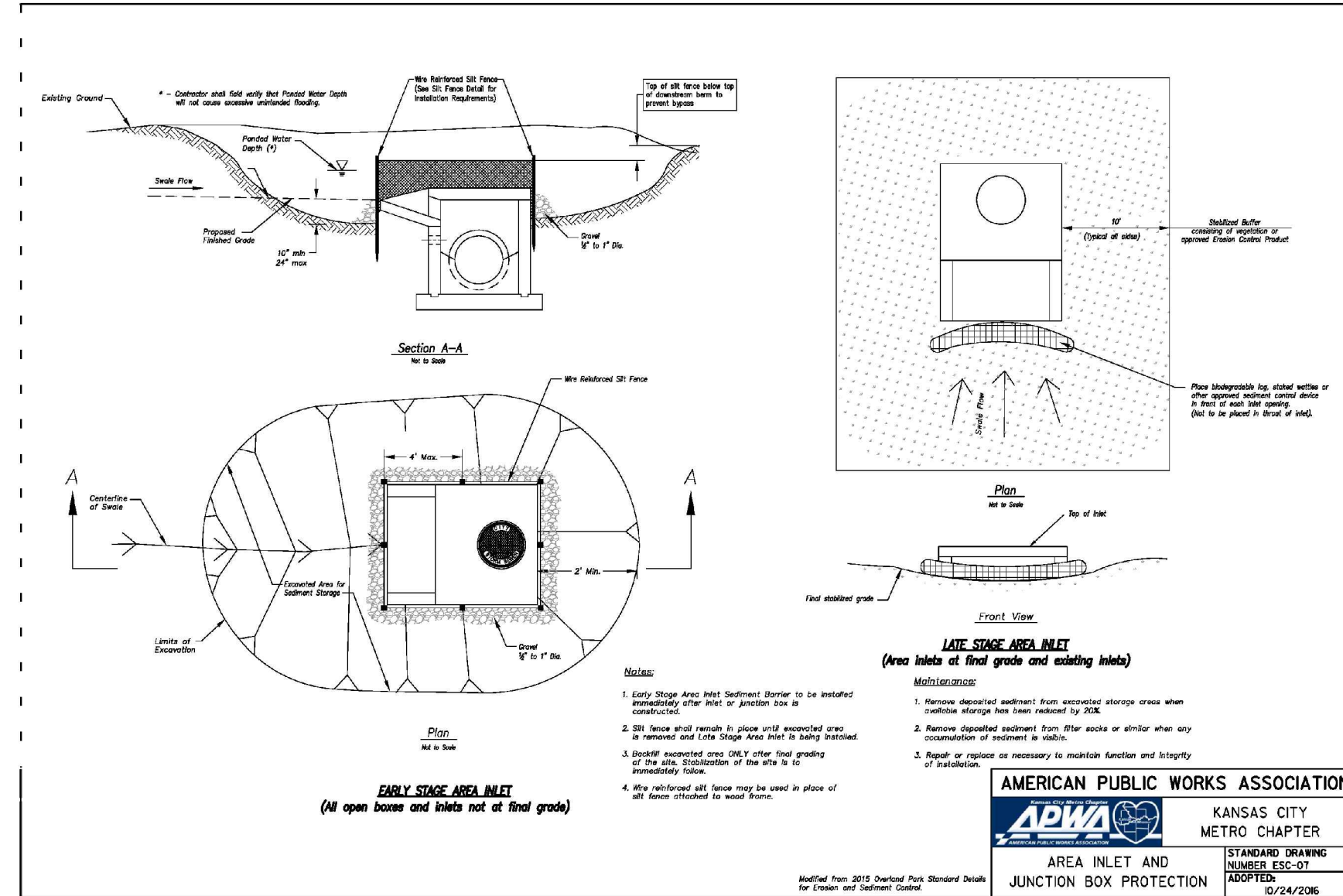
- THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
  - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
  - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
  - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
- QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.
- AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE CPESC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT AND STAMPED AND CERTIFIED IN ACCORDANCE WITH THE TENNESSEE CODE ANNOTATED, TITLE 62, CHAPTER 2 AND THE RULES OF THE TENNESSEE BOARD OF ARCHITECTURAL AND ENGINEERING EXAMINERS.
- THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:
 

"I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."
- THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.
- TDEC MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY TDEC'S PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.

**NOTE:**

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

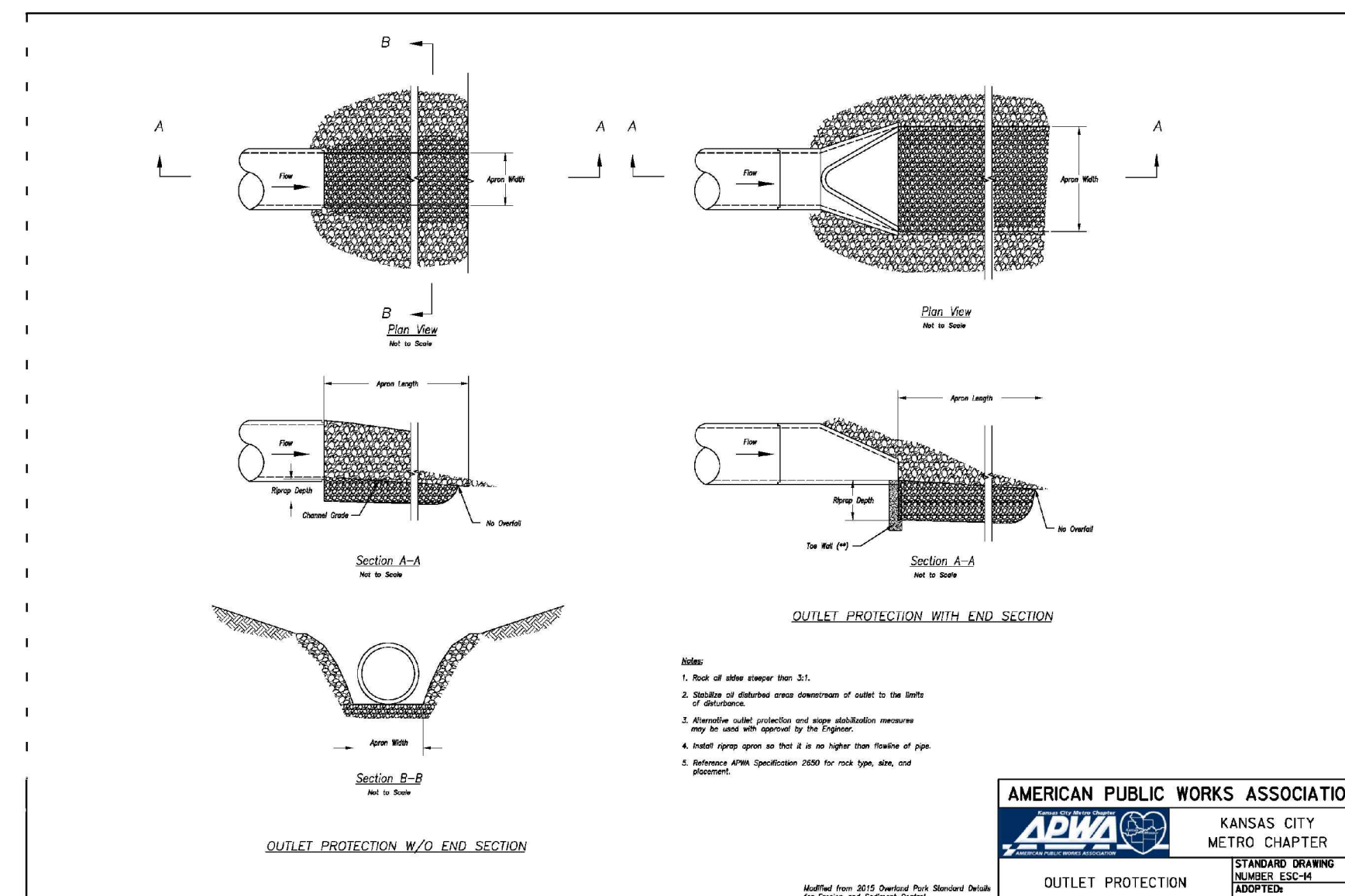
- A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
- THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
- DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).



4

**AREA INLET PROTECTION**

NOT TO SCALE



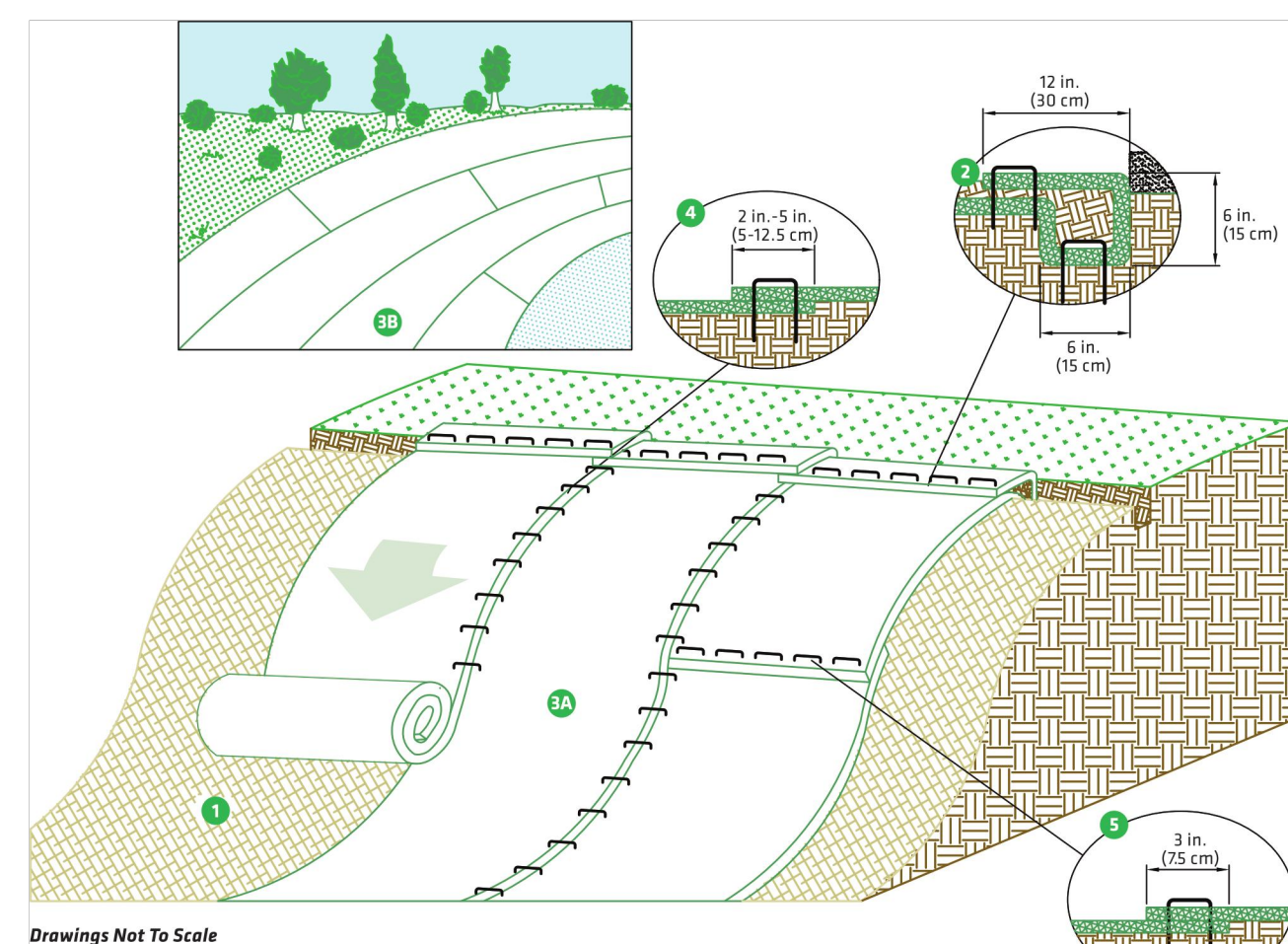
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**OUTLET PROTECTION**

NOT TO SCALE

**Slope Installation**

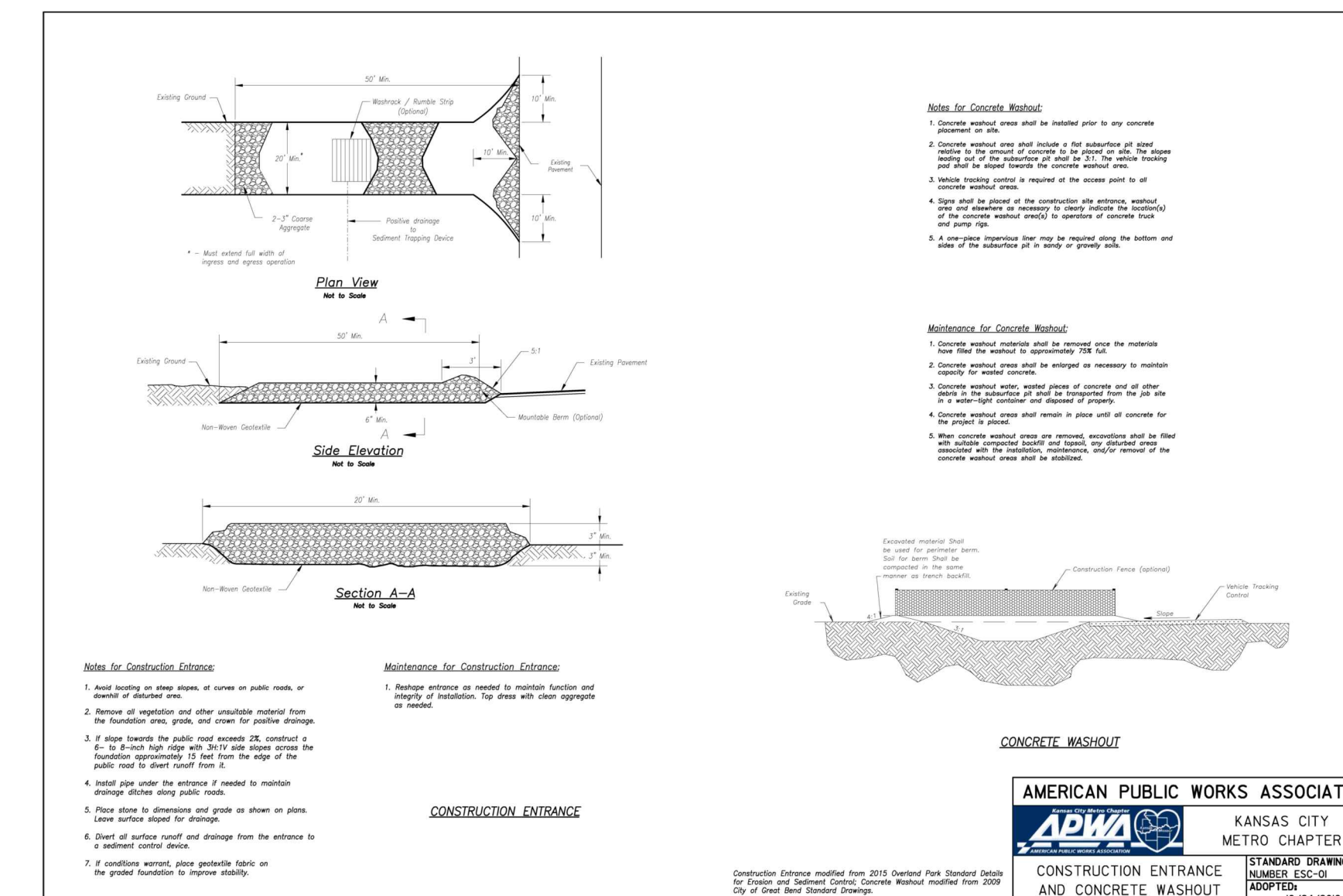
The following slope guide outlines general recommendations for installing RollMax™ System temporary and/or permanent RECPs on sloping applications. Consult the staple pattern guide (Figure 1) for fastener spacing recommendations based on the slope severity.



6

**GEOTEXTILE MATTING**

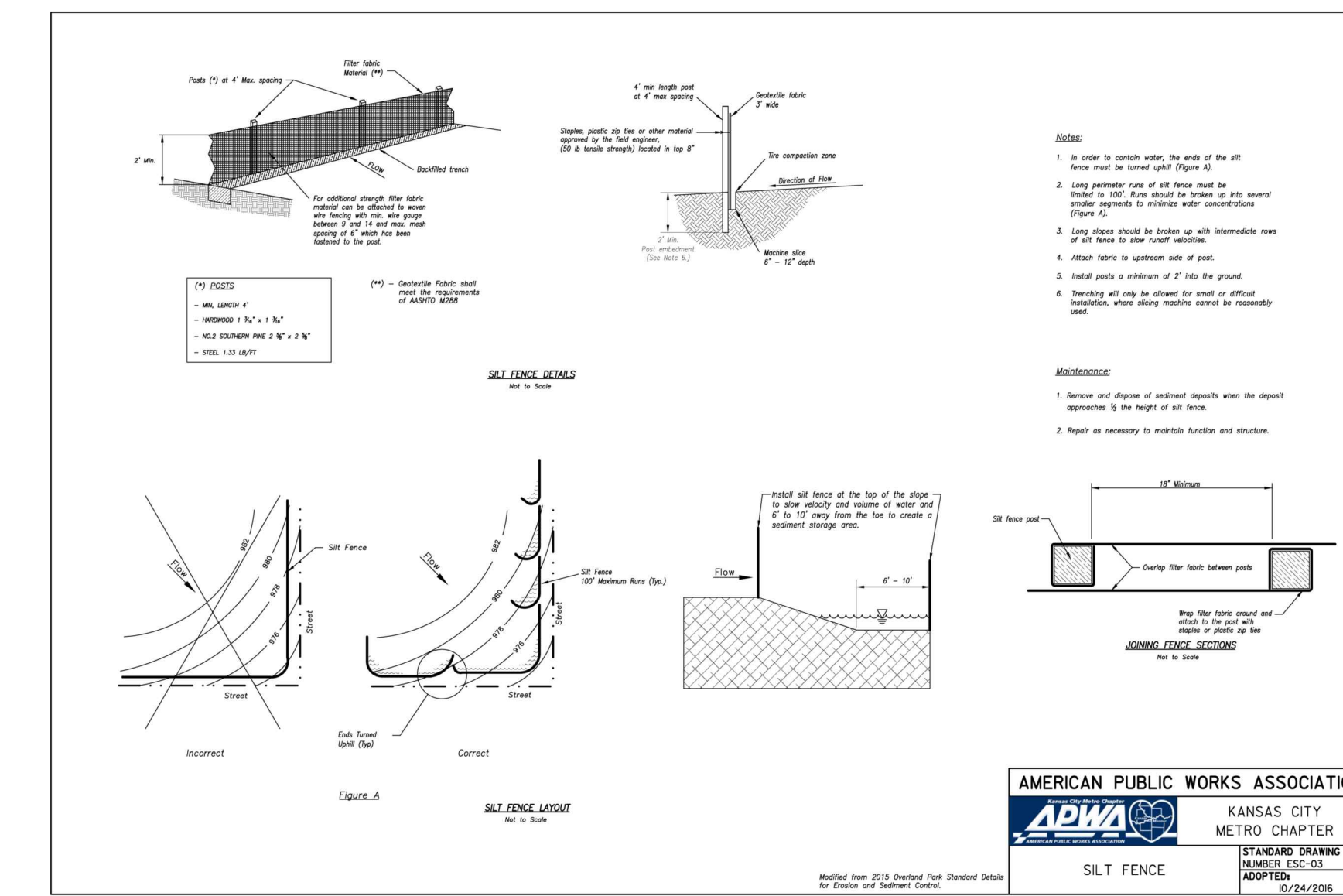
NOT TO SCALE



1

**CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT**

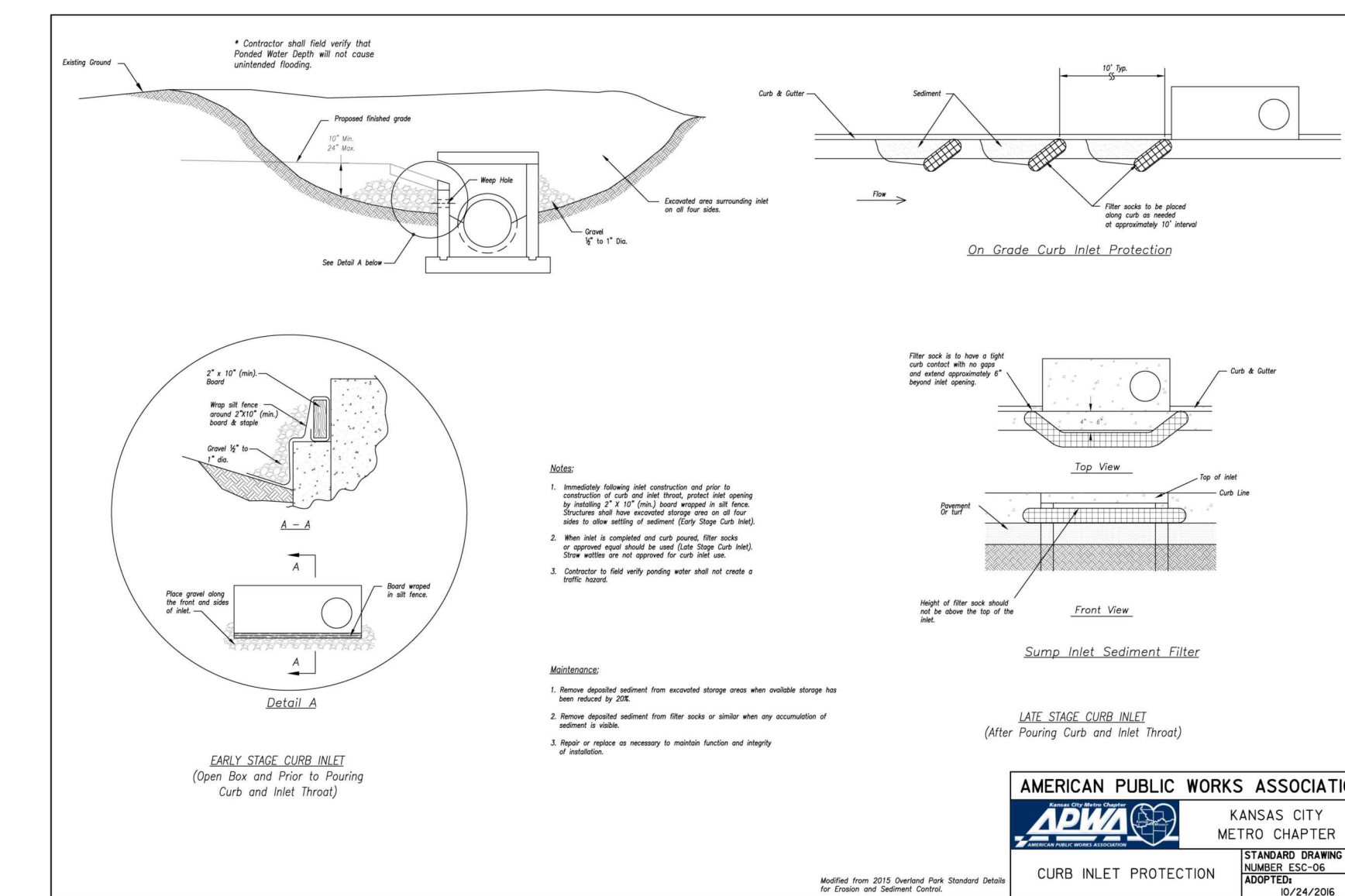
NOT TO SCALE



2

**SILT FENCE**

NOT TO SCALE



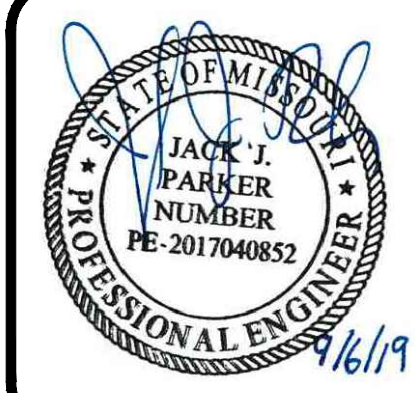
3

**CURB INLET PROTECTION**

NOT TO SCALE



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NASHVILLE, TN 37203  
615.327.3061



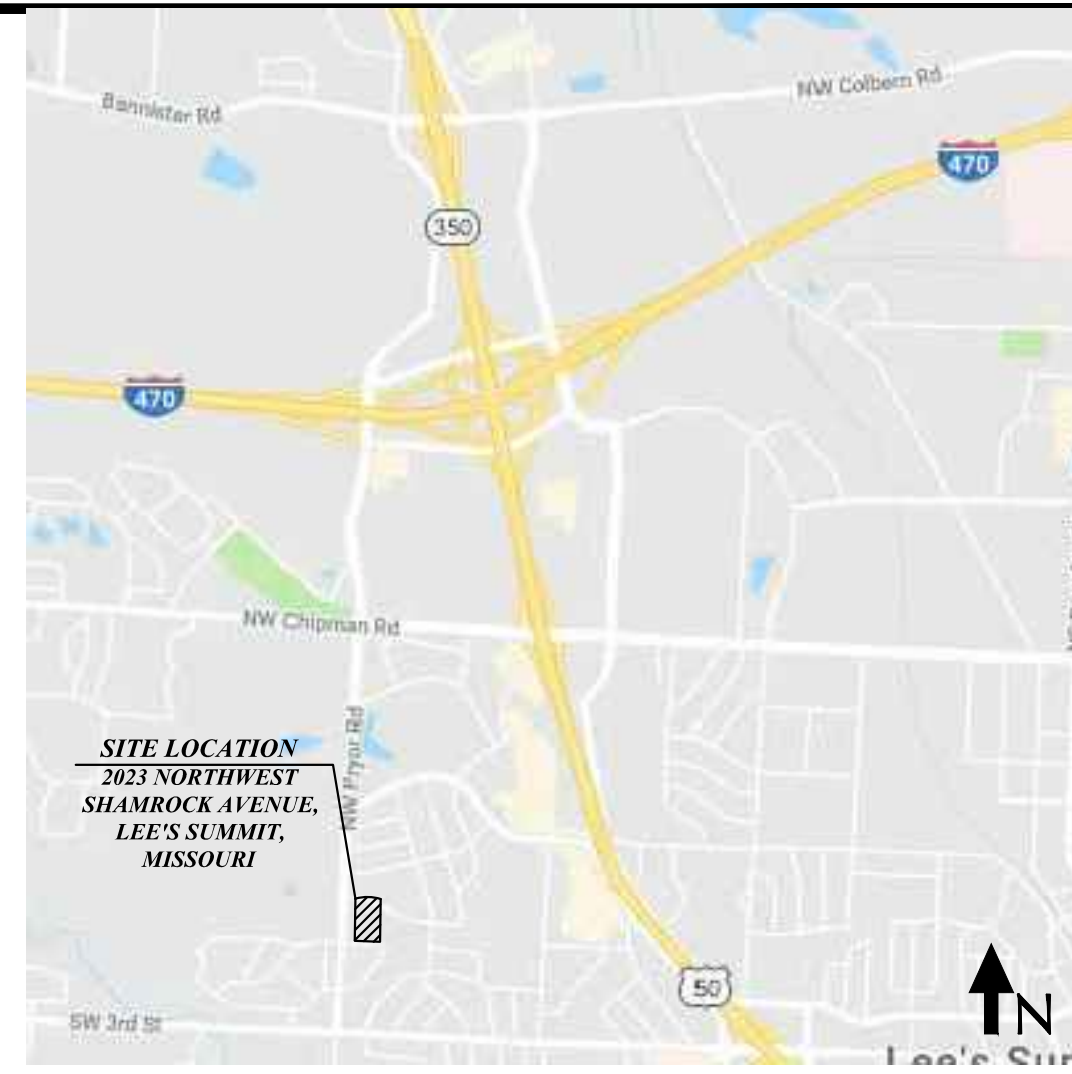
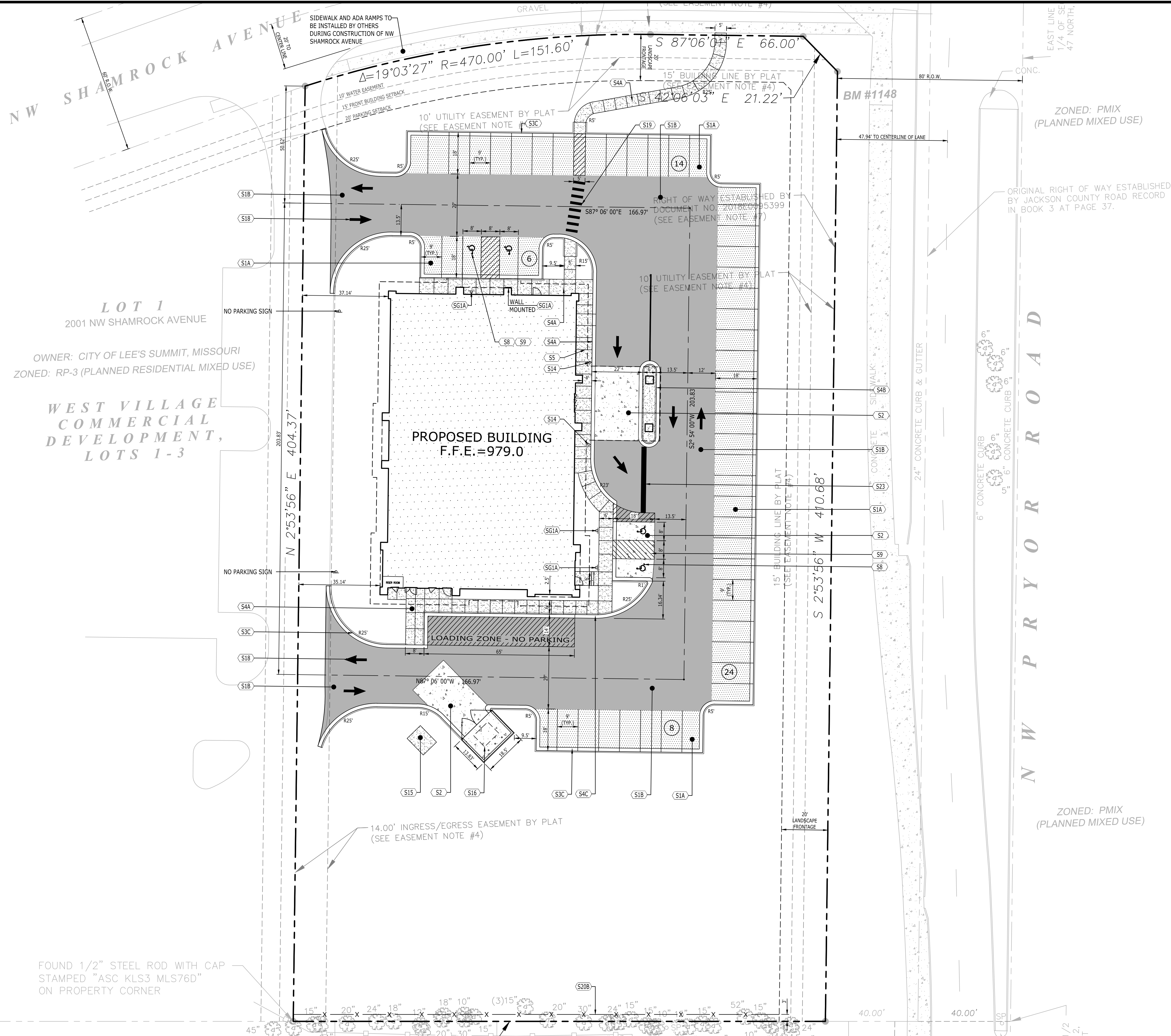
CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**SEDIMENT AND EROSION CONTROL DETAILS**

PROJECT NUMBER  
20180111  
DRAWING NUMBER  
C3.3





VICINITY MAP  
NOT TO SCALE

**SITE LAYOUT KEYNOTES**

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	7 / C7.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	7 / C7.0
S2	CONCRETE PAVEMENT	1 / C7.0
S3C	CONCRETE CURB & GUTTER	2 / C7.0
S4A	CONCRETE SIDEWALK	3 / C7.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	4 / C7.0
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	5 / C7.0
S5	SIDEWALK JOINTS	6 / C7.0
S8	ACCESSIBLE SYMBOL	4 / C7.1
S9	ACCESSIBLE PARKING SPACE	8 / C7.0
S14	BOLLARD	9 / C7.0
S15	UTILITY PAD	10 / C7.0
S16	DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS	-
S18	DIRECTIONAL ARROWS	1 / C7.1
S19	PEDESTRIAN CROSSWALK	2 / C7.2
S20B	OPAQUE VINYL SCREEN FENCE (6')	-
S23	PAINTED STOP BAR (24')	9 / C7.1

**SITE SIGNAGE KEYNOTES**

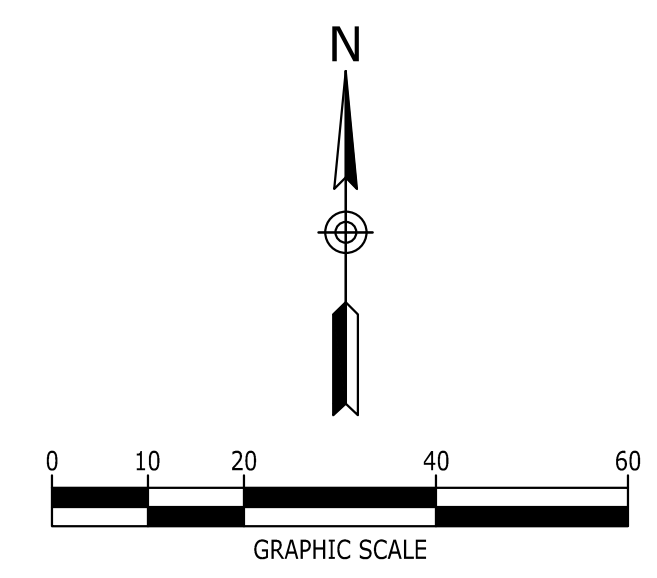
CODE	DESCRIPTION	DET #/SHT #
SG1A	ACCESSIBLE PARKING SIGN	10 / C7.0
SG1B	ACCESSIBLE PARKING SIGN IN BOLLARD	11 / C7.0

NOTE:

PER THE RECORDED PLAT AND ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MO, IN 1995 BY EDWARD ALTON MAY, JR., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE SUBJECT PROPERTY.

**LEGEND**

BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]



**LOT 1**  
2001 NW SHAMROCK AVENUE  
OWNER: CITY OF LEE'S SUMMIT, MISSOURI  
ZONED: RP-3 (PLANNED RESIDENTIAL MIXED USE)  
**WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3**

N W P R Y O R R O A D

ZONED: PMIX  
(PLANNED MIXED USE)



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NASHVILLE, TN 37203  
615.327.3061



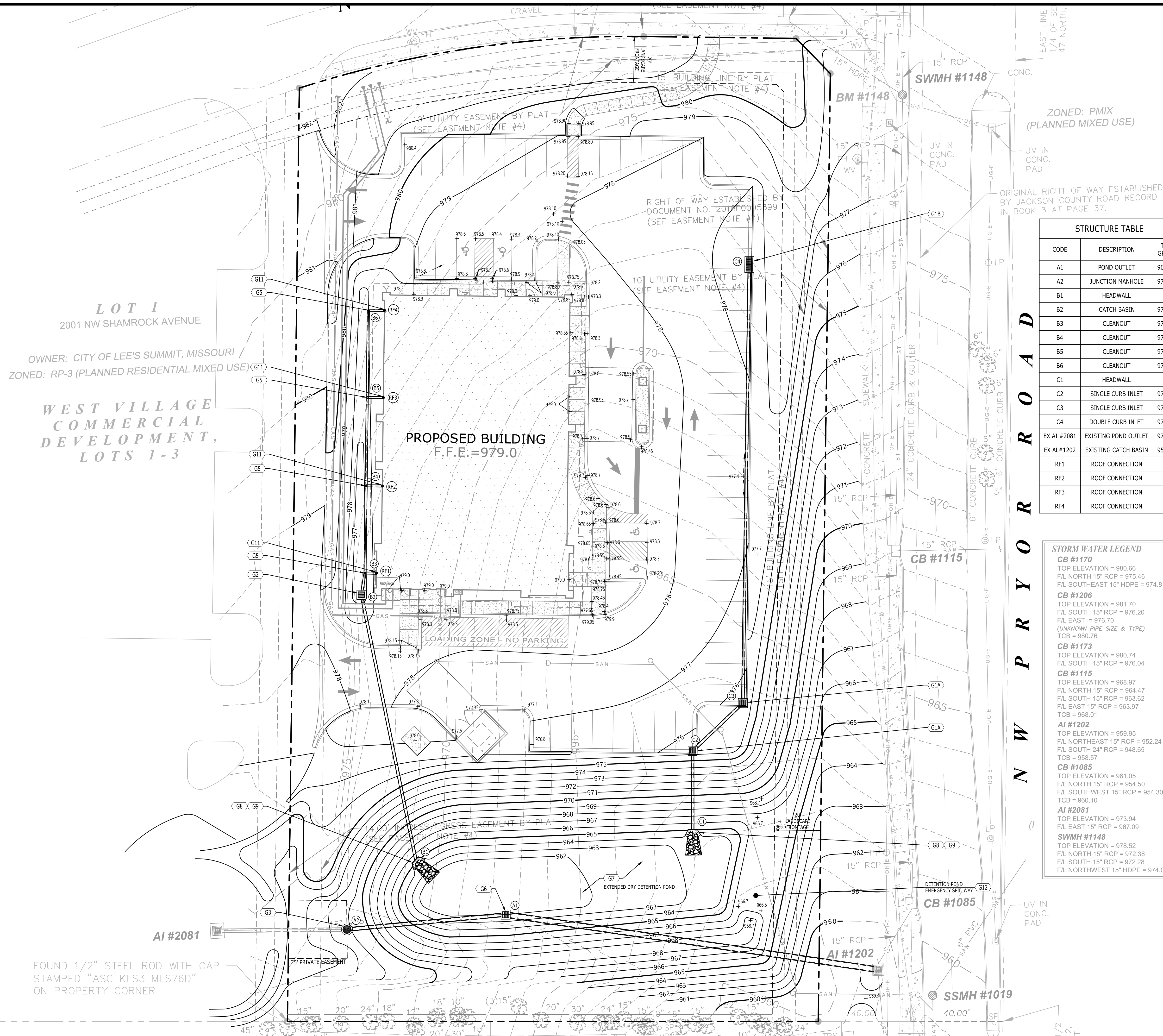
CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**LAYOUT PLAN**  
PROJECT NUMBER  
20180111  
DRAWING NUMBER  
**C4.0**



P:\2018\20180111\dwg\Construction\20180111\_L\_C5-0\_GRA.dwg-C5-0 GRADING & DRAINAGE PLAN Sep 06, 2019 ehlh



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1A	SINGLE CURB INLET	7 / C7.1
G1B	DOUBLE CURB INLET	5 / C7.3
G2	CATCH BASIN	6 / C7.2
G3	JUNCTION MANHOLE	1, 2, 4 / C7.3
G5	CLEANOUT	8 / C7.1
G6	POND OUTLET STRUCTURE	3 / C7.3
G7	EXTENDED DRY DETENTION POND	-
G8	CONCRETE HEADWALL - WINGED	6 / C7.3
G9	OUTLET PROTECTION	5 / C7.3
G11	BUILDING DOWNSPOUT CONNECTION	10 / C7.1
G12	DETENTION POND EMERGENCY SPILLWAY	-

STRUCTURE TABLE		
CODE	DESCRIPTION	TOP GRATE
A1	POND OUTLET	966.20
A2	JUNCTION MANHOLE	971.20
B1	HEADWALL	NA
B2	CATCH BASIN	976.50
B3	CLEANOUT	976.80
B4	CLEANOUT	977.10
B5	CLEANOUT	977.80
B6	CLEANOUT	978.00
C1	HEADWALL	NA
C2	SINGLE CURB INLET	975.80
C3	SINGLE CURB INLET	975.80
C4	DOUBLE CURB INLET	977.60
EX AI #2081	EXISTING POND OUTLET	973.94
EX AL#1202	EXISTING CATCH BASIN	959.95
RF1	ROOF CONNECTION	NA
RF2	ROOF CONNECTION	NA
RF3	ROOF CONNECTION	NA
RF4	ROOF CONNECTION	NA

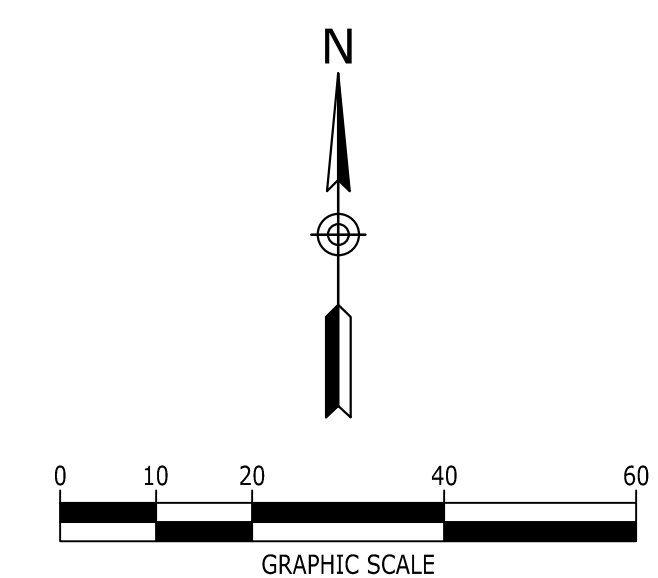
PIPE TABLE							
FROM CODE	FROM INV.	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
A1	958.00	EX AL#1202	948.85	5.61%	24"	163	RCP
A2	966.58	A1	958.20	12.13%	15"	69	RCP
B2	972.63	B1	963.50	7.76%	12"	118	HDPE
B3	972.93	B2	972.83	1.04%	10"	10	HDPE
B4	973.30	B3	972.93	0.98%	10"	38	HDPE
B5	973.69	B4	973.30	1.02%	10"	38	HDPE
B6	974.06	B5	973.69	0.98%	10"	38	HDPE
C2	969.00	C1	963.50	15.89%	12"	35	HDPE
C3	971.30	C2	969.20	6.99%	12"	30	HDPE
C4	973.50	C3	971.50	1.05%	12"	190	HDPE
EX AI #2081	967.09	A2	966.58	0.91%	15"	56	RCP
RF1	974.25	B3	974.00	5.00%	10"	5	HDPE
RF2	974.25	B4	974.00	3.57%	10"	7	HDPE
RF3	974.25	B5	973.69	8.00%	10"	7	HDPE
RF4	974.25	B6	974.06	2.71%	10"	7	HDPE

**STORM WATER LEGEND**  
**CB #1170**  
 TOP ELEVATION = 980.66  
 FIL NORTH 15" RCP = 975.46  
 FIL SOUTHEAST 15" HDPE = 974.81  
**CB #1206**  
 TOP ELEVATION = 981.70  
 FIL SOUTH 15" RCP = 976.20  
 FIL EAST = 976.70  
 (UNKNOWN PIPE SIZE & TYPE)  
 TCB = 980.76  
**CB #1173**  
 TOP ELEVATION = 980.74  
 FIL SOUTH 15" RCP = 976.04  
**CB #1115**  
 TOP ELEVATION = 968.97  
 FIL NORTH 15" RCP = 964.47  
 FIL SOUTH 15" RCP = 963.62  
 FIL EAST 15" RCP = 963.97  
 TCB = 968.01  
**AI #1202**  
 TOP ELEVATION = 959.95  
 FIL NORTHEAST 15" RCP = 952.24  
 FIL SOUTH 24" RCP = 948.65  
 TCB = 958.57  
**CB #1085**  
 TOP ELEVATION = 961.05  
 FIL NORTH 15" RCP = 954.50  
 FIL SOUTHWEST 15" RCP = 954.30  
 TCB = 960.10  
**AI #2081**  
 TOP ELEVATION = 973.94  
 FIL EAST 15" RCP = 967.09  
**SWMH #1148**  
 TOP ELEVATION = 978.52  
 FIL NORTH 15" RCP = 972.38  
 FIL SOUTH 15" RCP = 972.28  
 FIL NORTHWEST 15" HDPE = 974.04

**SEWER LEGEND**  
**SSMH #1019**  
 TOP ELEVATION = 959.22  
 FIL NORTHEAST 6" PVC = 947.82  
 FIL SOUTH 6" PVC = 947.67

**BENCHMARK LEGEND**  
**BM #1148**  
 TOP ELEVATION RIM OF SWMH = 978.52  
 DATUM = NAVD88

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	
DRAINAGE STRUCTURE	



**LOT 1**  
 2001 NW SHAMROCK AVENUE  
 OWNER: CITY OF LEE'S SUMMIT, MISSOURI  
 ZONED: RP-3 (PLANNED RESIDENTIAL MIXED USE)

**WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3**

**PROPOSED BUILDING**  
 F.F.E.=979.0

ZONED: PMIX (PLANNED MIXED USE)

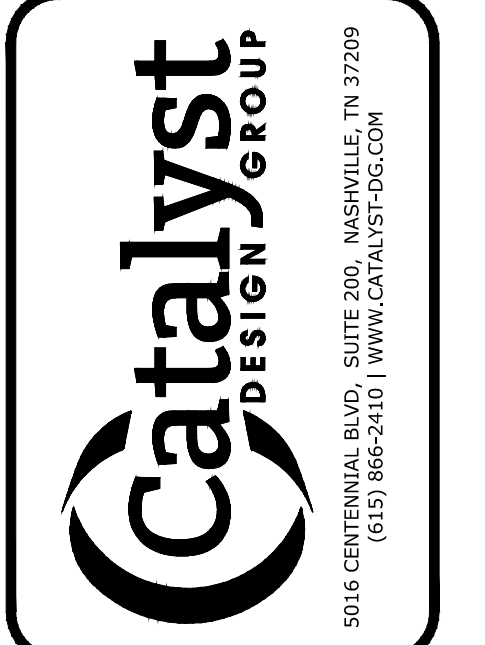
ORIGINAL RIGHT OF WAY ESTABLISHED BY JACKSON COUNTY ROAD RECORD IN BOOK 7 AT PAGE 37.

RIGHT OF WAY ESTABLISHED BY DOCUMENT NO. 2012000955991 (SEE EASEMENT NOTE #7)

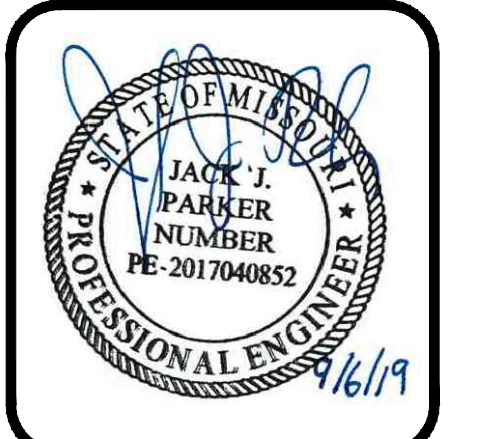
10' UTILITY EASEMENT BY PLAT (SEE EASEMENT NOTE #4)

140' ACCESS/EGRESS EASEMENT BY PLAT (SEE EASEMENT NOTE #4)

FOUND 1/2" STEEL ROD WITH CAP STAMPED "ASC KLS3 MLS76D" ON PROPERTY CORNER



**DIALYSIS CLINIC, INC.**  
 1633 CHURCH STREET, STE 500  
 NASHVILLE, TN 37203  
 615.327.3061



CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
 2001 NW SHAMROCK AVENUE  
 LEE'S SUMMIT, MISSOURI, 64081  
 JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**GRADING & DRAINAGE PLAN**  
 PROJECT NUMBER  
 20180111  
 DRAWING NUMBER  
**C5.0**



NW SHAMROCK AVENUE

**LOT 1**  
2001 NW SHAMROCK AVENUE

OWNER: CITY OF LEE'S SUMMIT, MISSOURI /  
ZONED: RP-3 (PLANNED RESIDENTIAL MIXED USE)

**WEST VILLAGE COMMERCIAL DEVELOPMENT, LOTS 1-3**

PROPOSED BUILDING  
F.F.E. = 979.0

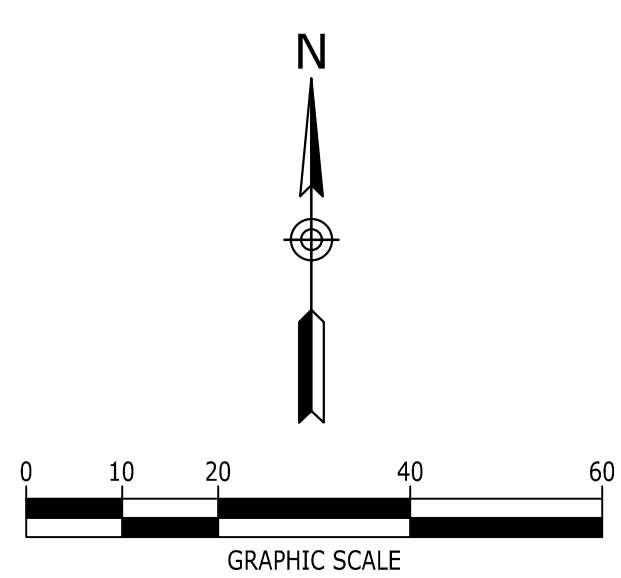
N  
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D

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (1.5")	.
U2A	FIRE LINE (6")	.
U3A	IRRIGATION LINE (1")	.
U4A	WATER METER (1.5")	.
U4B	WATER METER (1")	.
U5	DOUBLE CHECK VALVE	4 / C7.1
U6	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (6")	5 / C7.2
U7	WATER BLOCKING/KICKERS	5 / C7.1
U9	FIRE DEPARTMENT CONNECTION	.
U11A	WATER VALVE (6")	.
U13A	SANITARY SEWER LINE (6")	.
U16	SANITARY SEWER CLEANOUT	8 / C7.1
U18	NATURAL GAS LINE	.
U19	NATURAL GAS METER	.

LEGEND	
DOMESTIC WATER SERVICE	W
FIRE SERVICE	F
GAS LINE	GAS
THRUST BLOCK	
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE

**NOTE:**  
REDUCED PRESSURE BACKFLOW PREVENTORS FOR THE DOMESTIC SERVICE SHALL BE LOCATED INSIDE THE BUILDINGS SEE PLUMBING PLANS.

**NOTE:**  
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.



P:\2018\20180111.dwg\Construction\20180111\_C6-0\_UTL.dwg-C6.0 UTILITY PLAN Sep.06.2019 ehll

9016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209  
(615) 866-2510 | WWW.CATALYST-DCG.COM

**DIALYSIS CLINIC, INC.**  
1633 CHURCH STREET, STE 500  
NASHVILLE, TN 37203  
615.327.3061

PROFESSIONAL ENGINEER \* 11/1/19

CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

DRAWING TITLE  
**UTILITY PLAN**

PROJECT NUMBER  
20180111

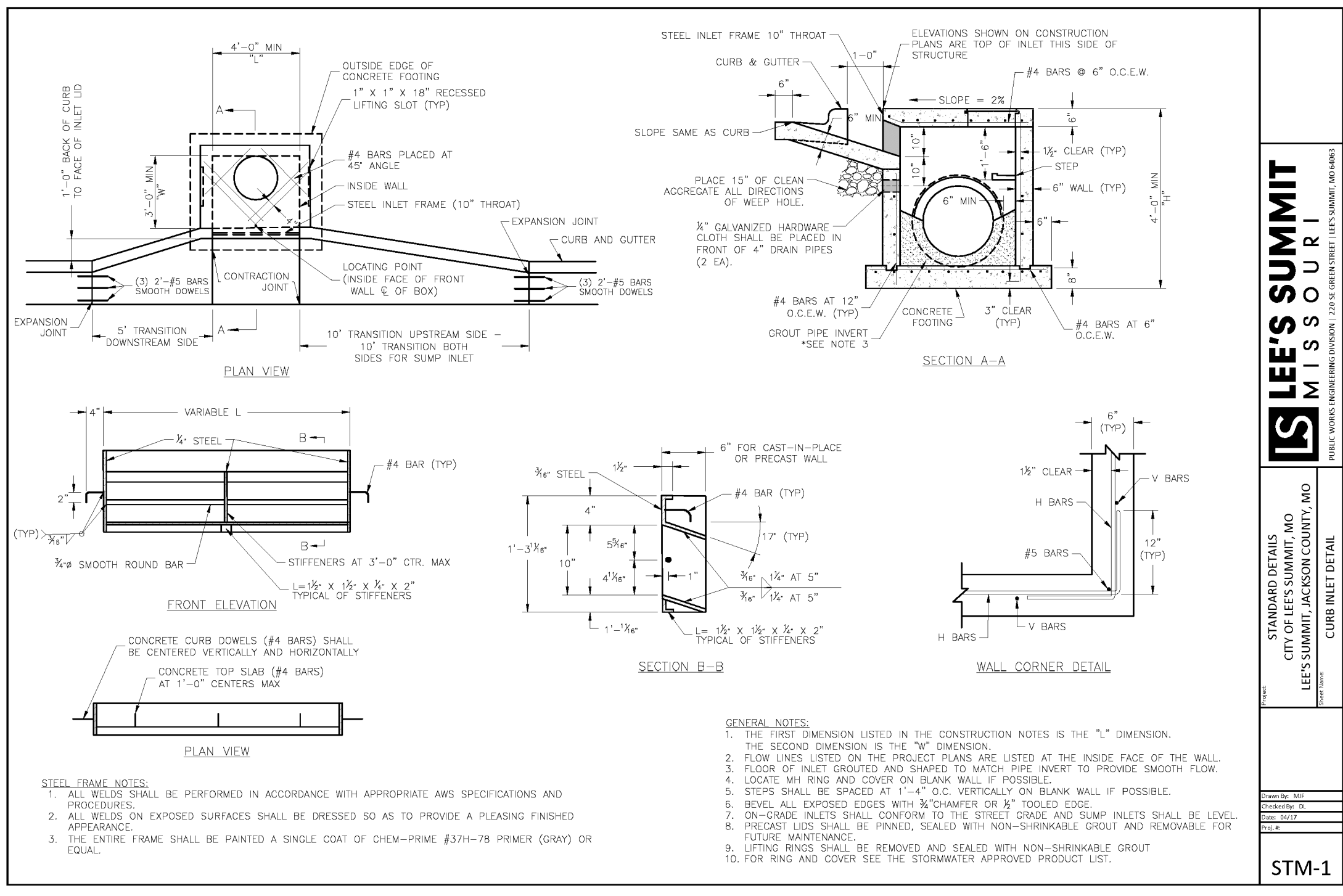
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**C6.0**







NO.	DATE	DESCRIPTION



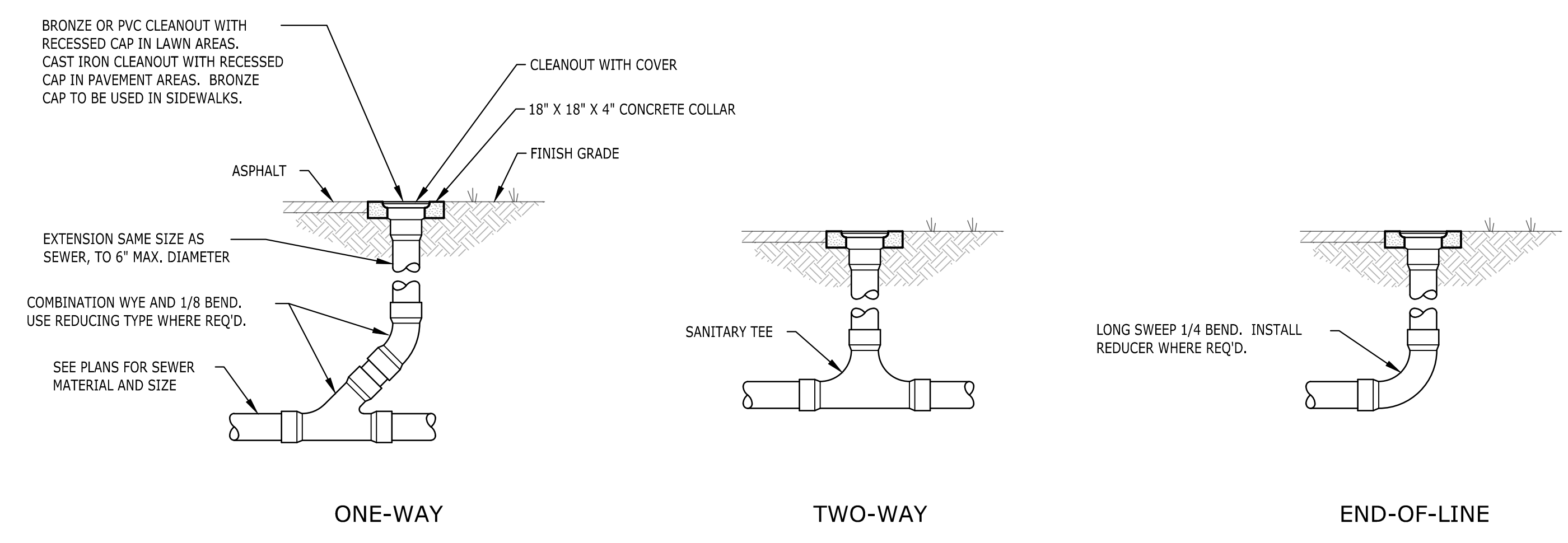
**LEE'S SUMMIT MISSISSIPPI**

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, AND  
LEE'S SUMMIT, JACKSON COUNTY, AND  
CURB INLET DETAIL

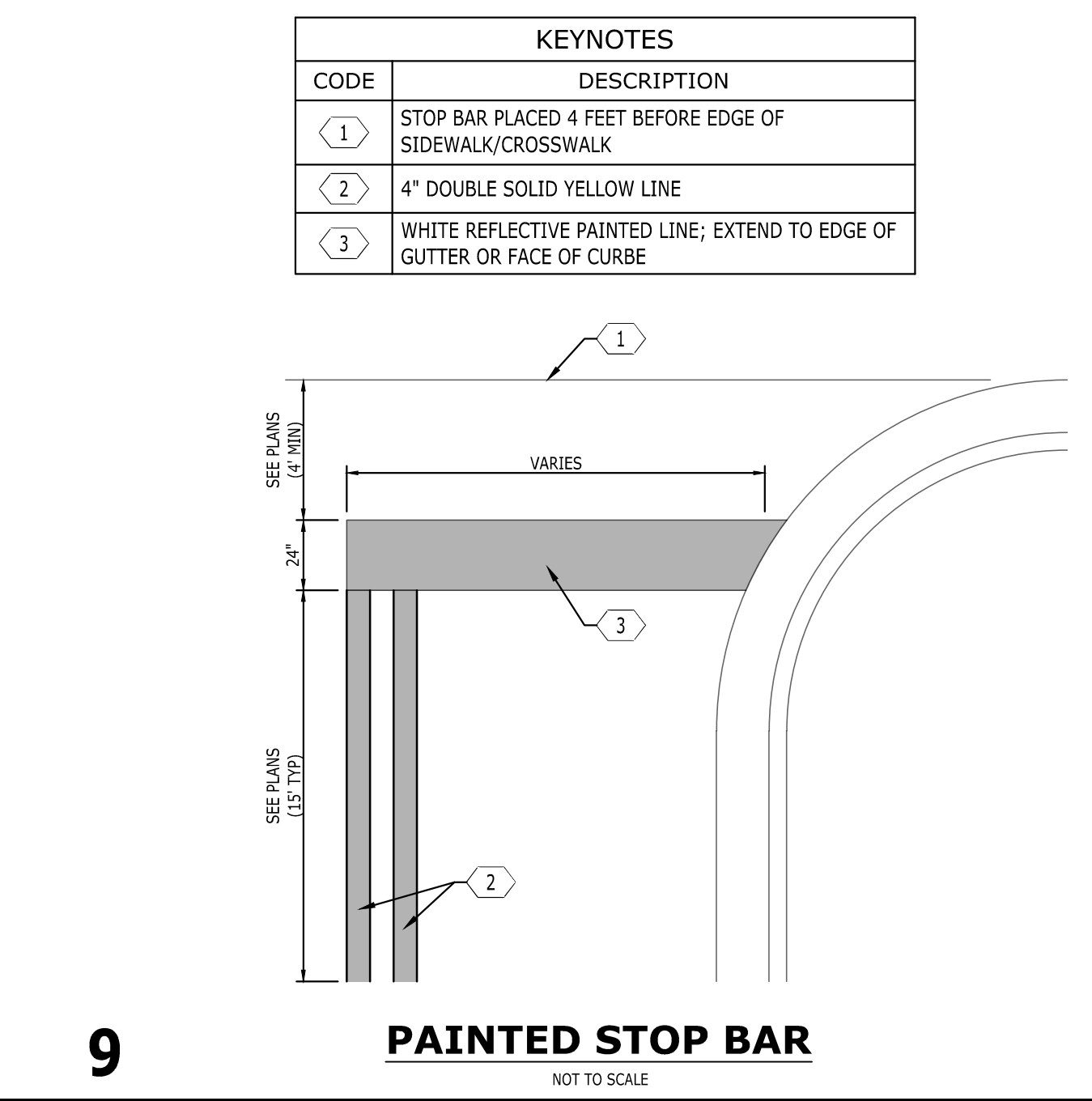
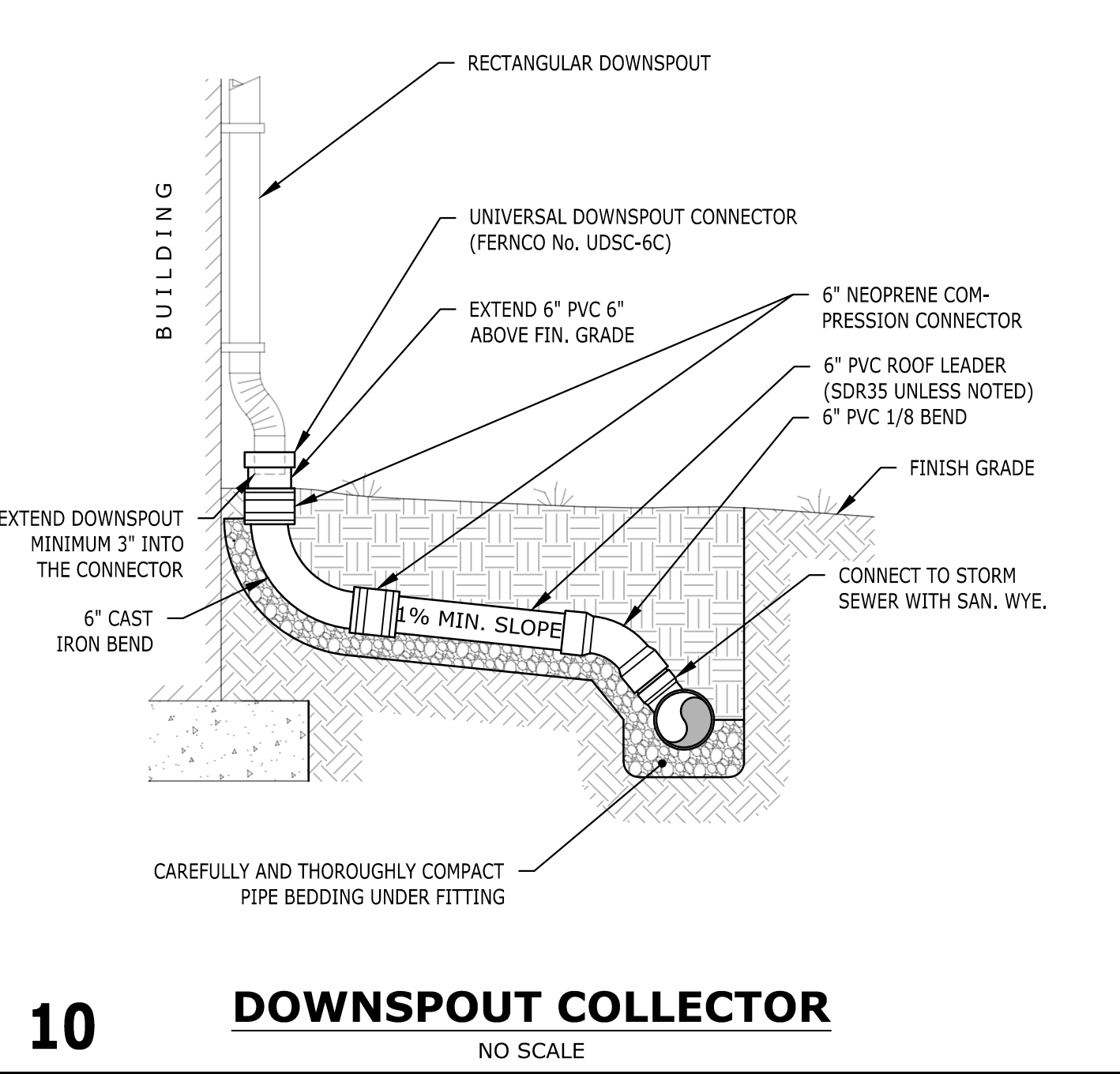
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DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN

**STM-1**

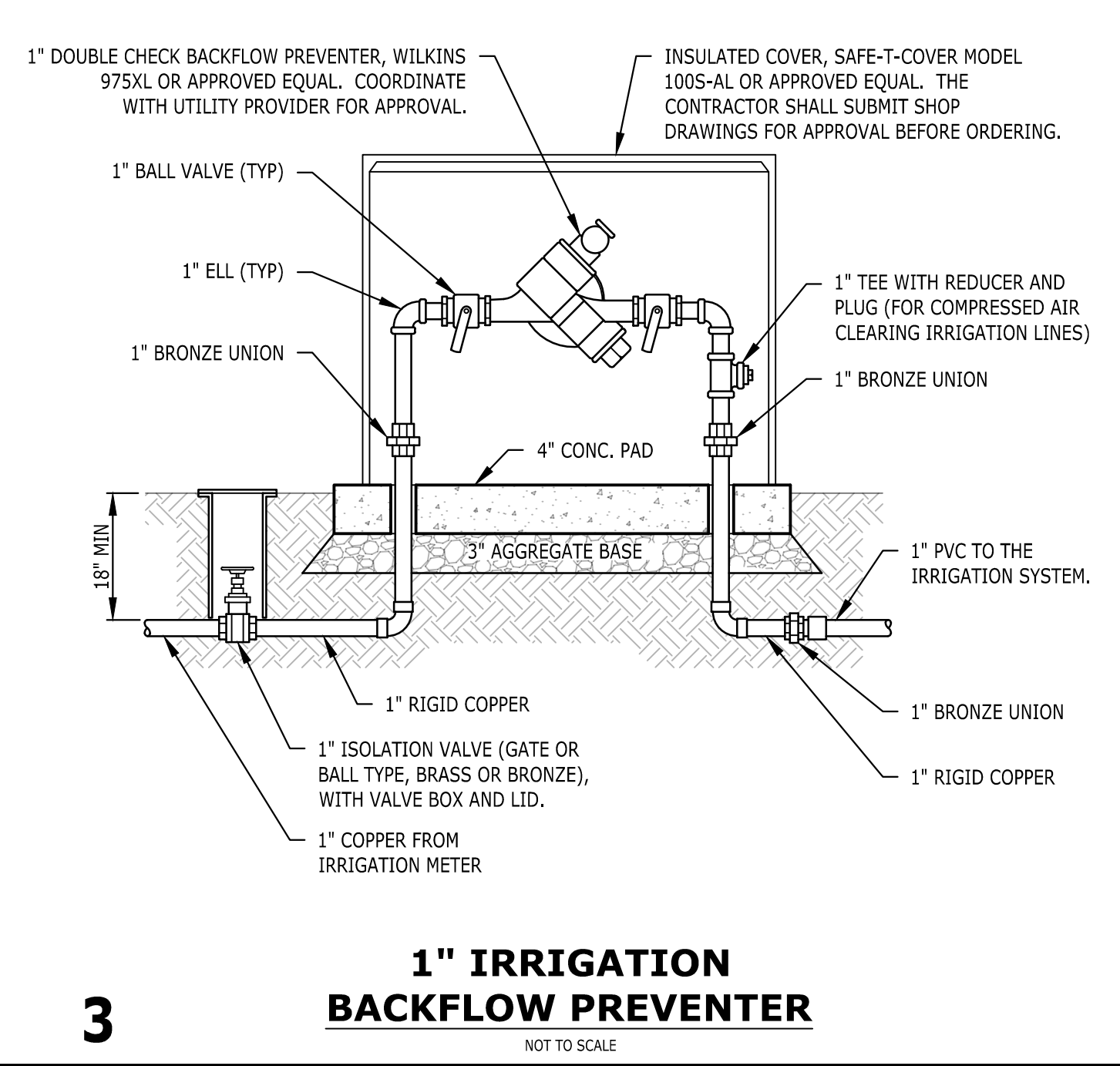
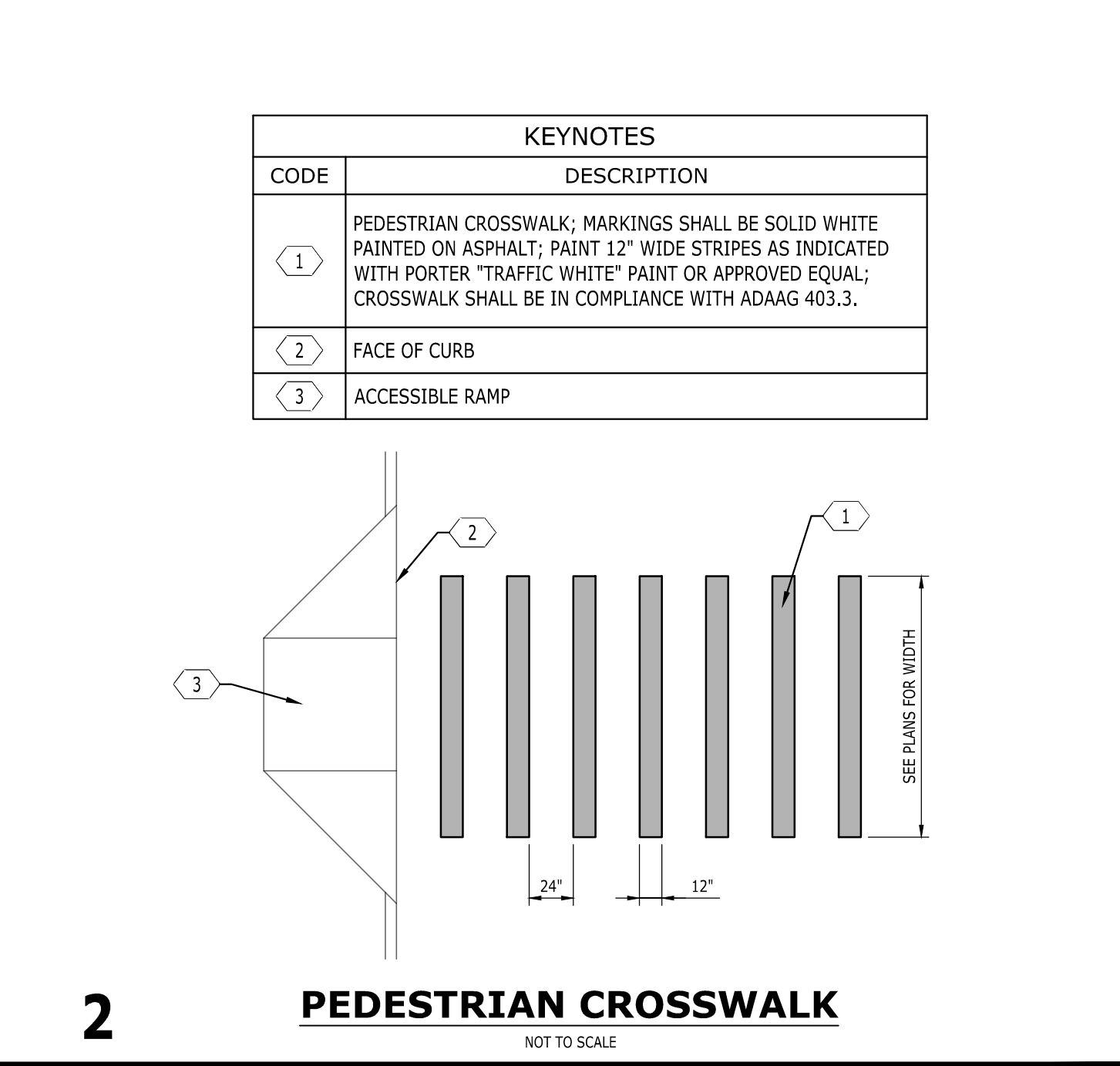
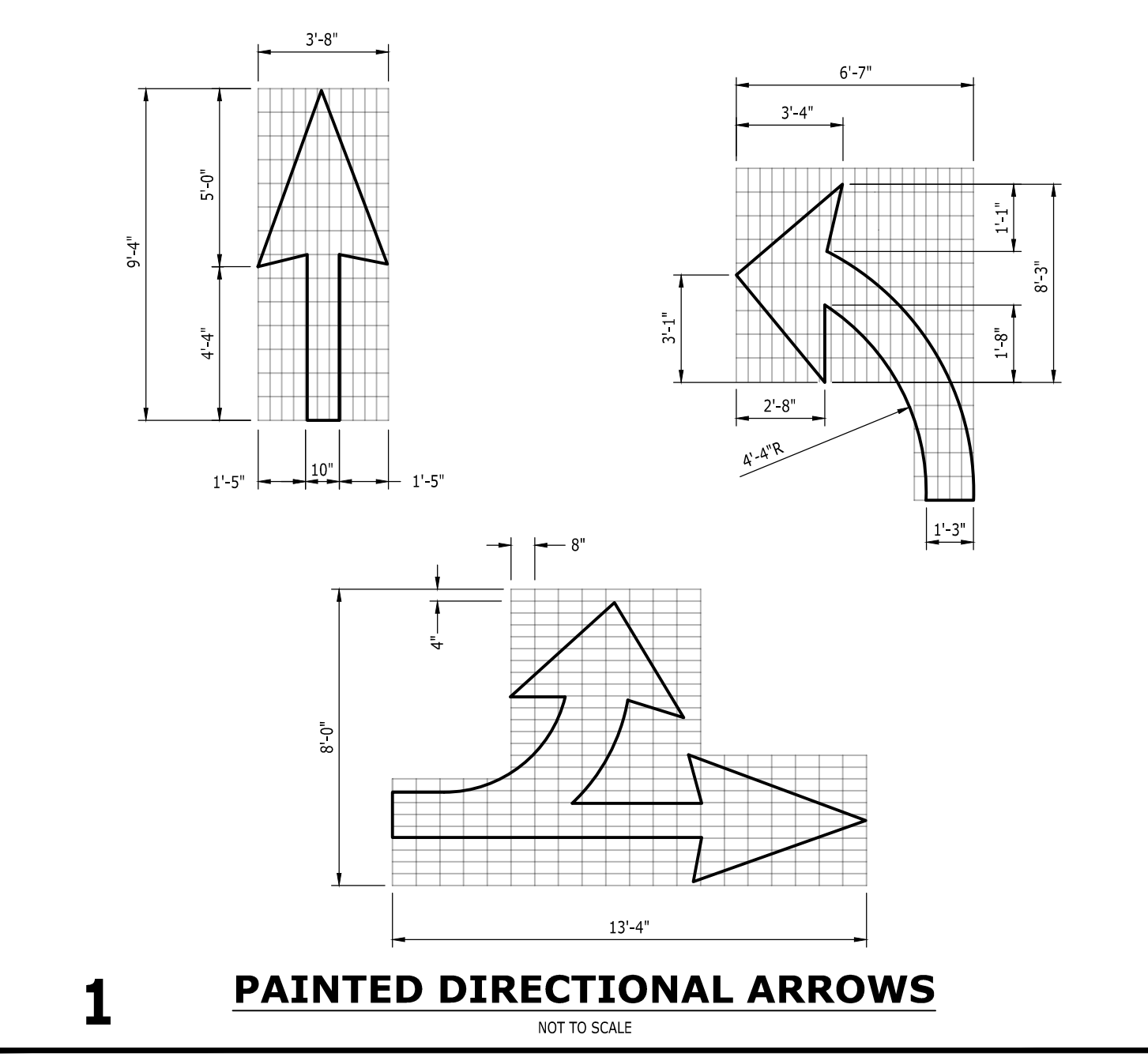
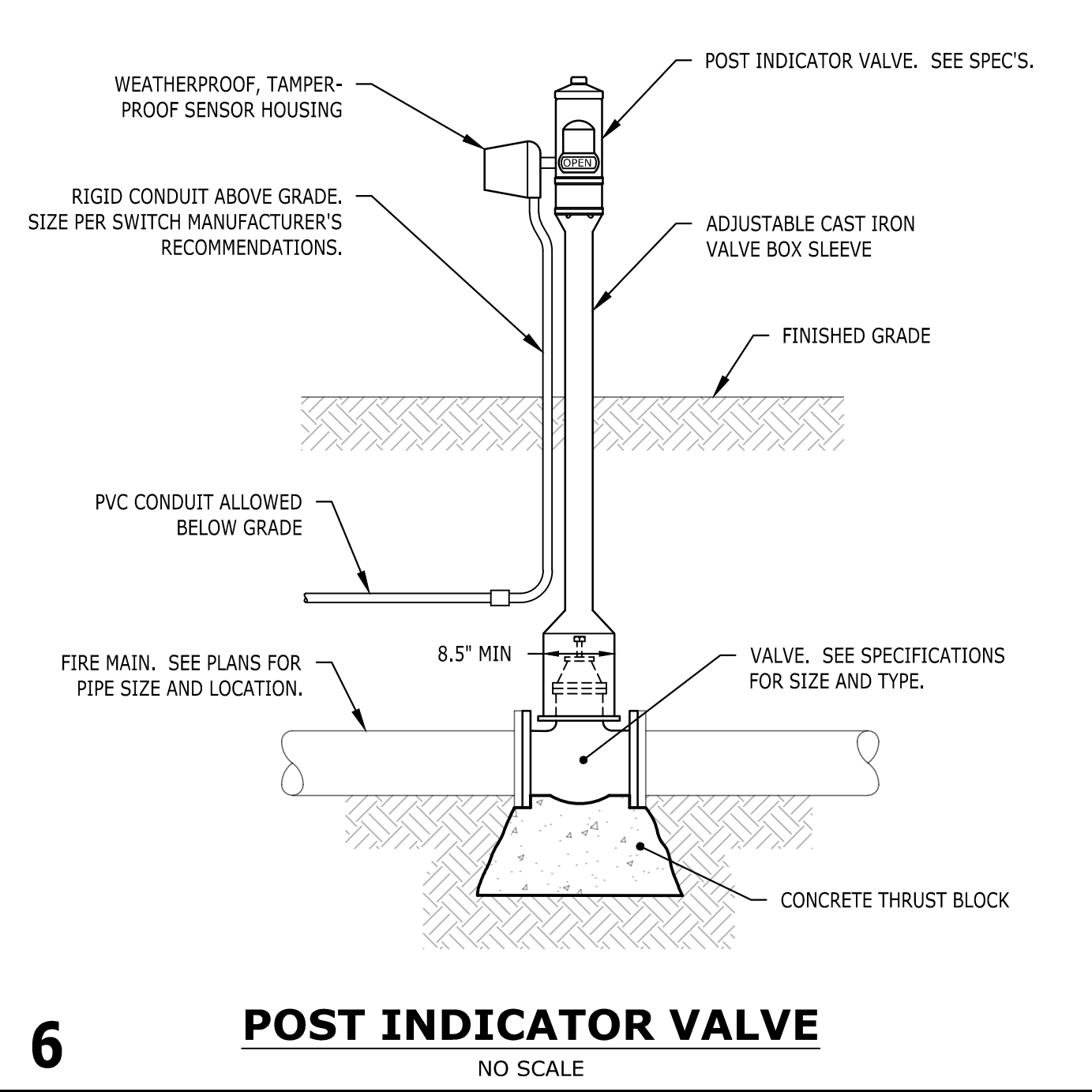
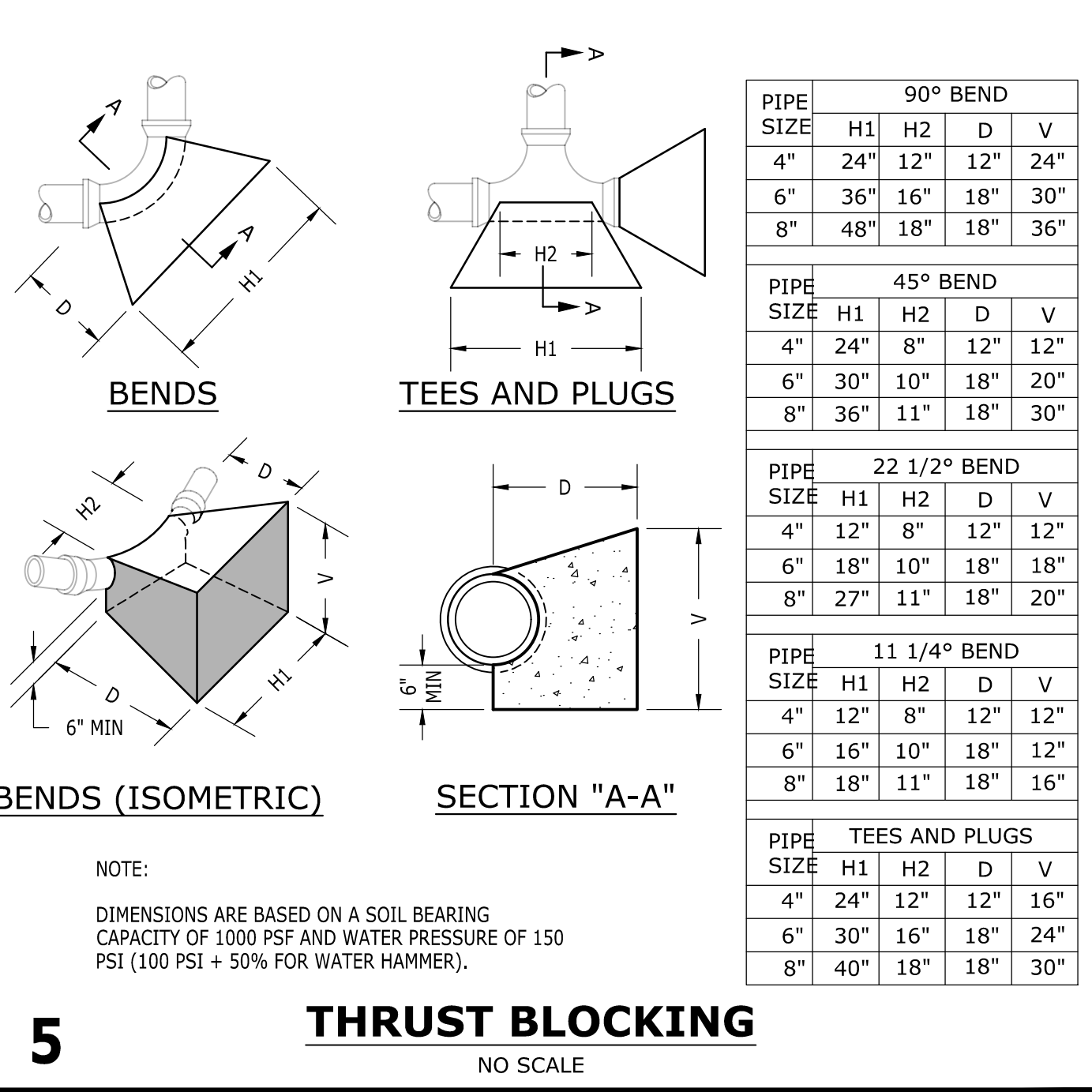
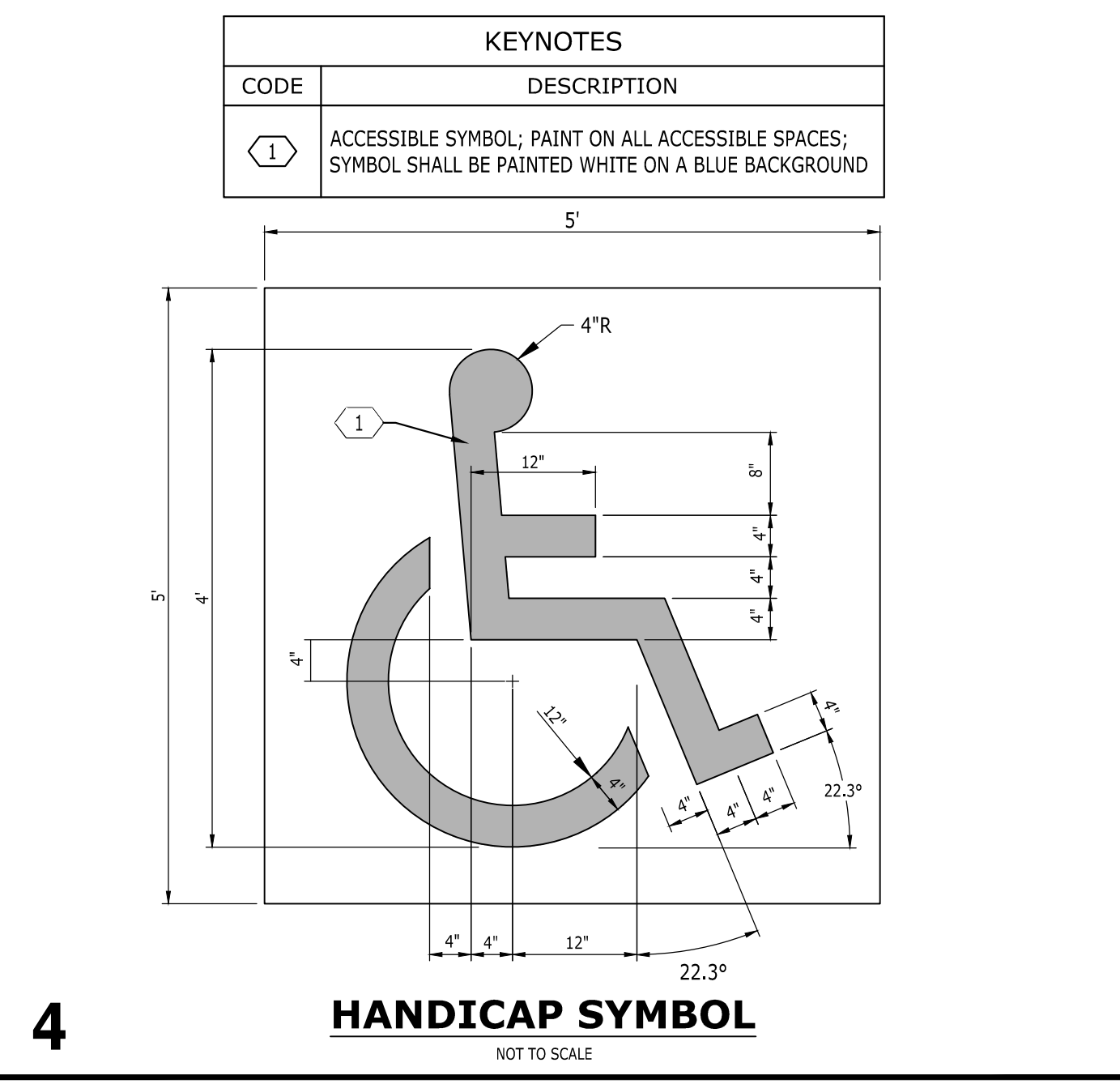
**7 SINGLE CURB INLET**  
NO SCALE



**8 CLEANOUTS**  
NO SCALE

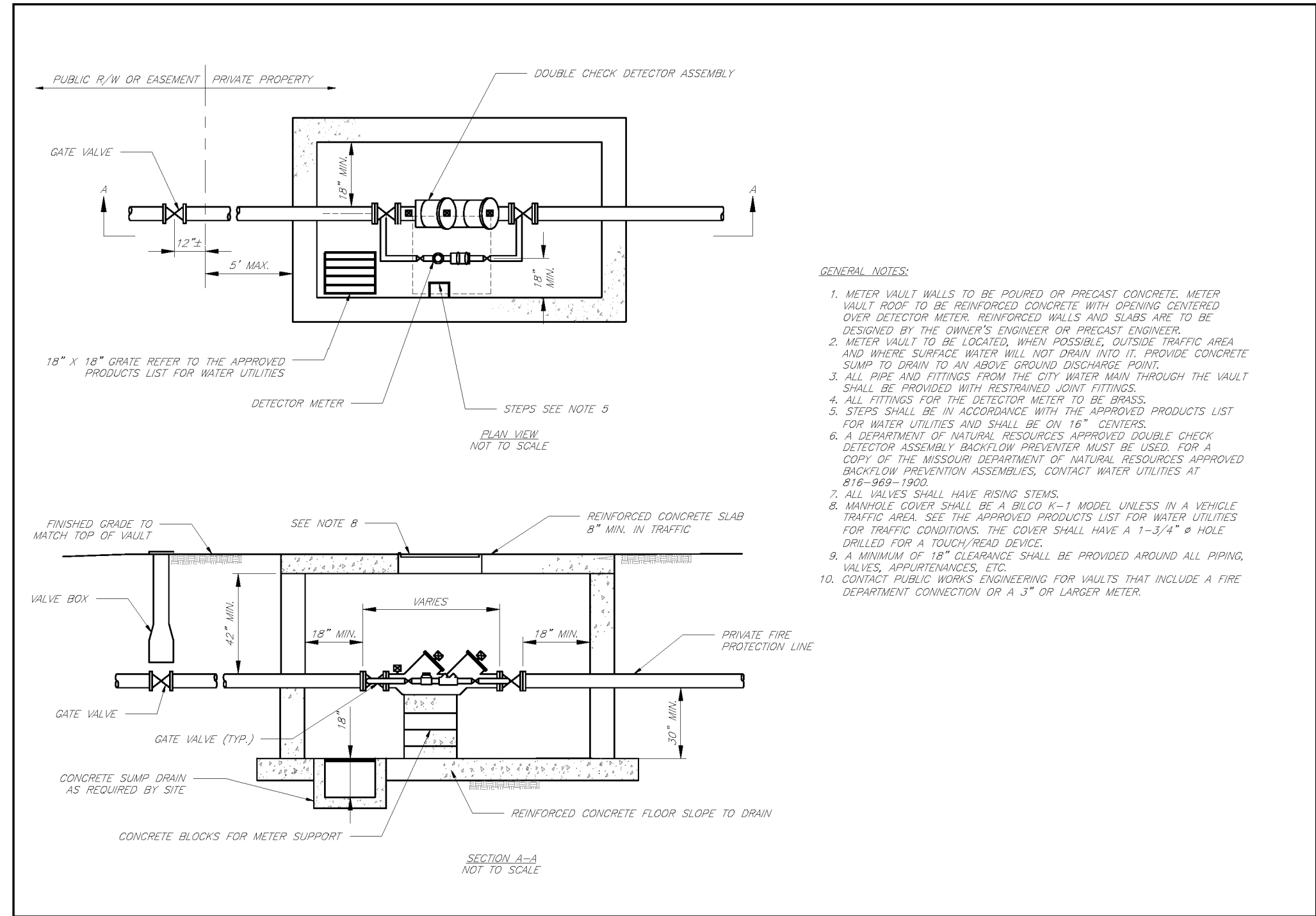


**10 DOWNSPOUT COLLECTOR**  
NO SCALE



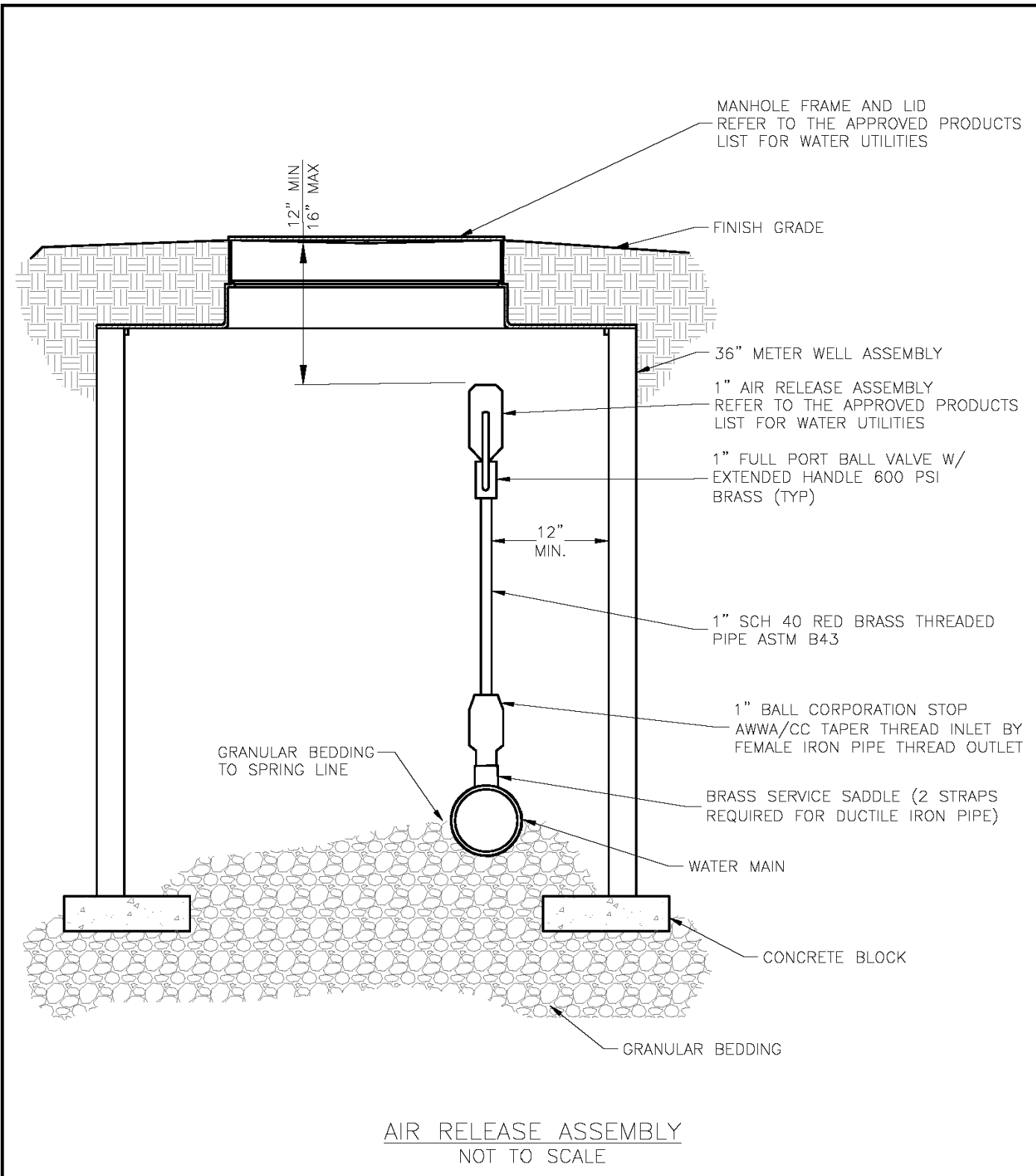
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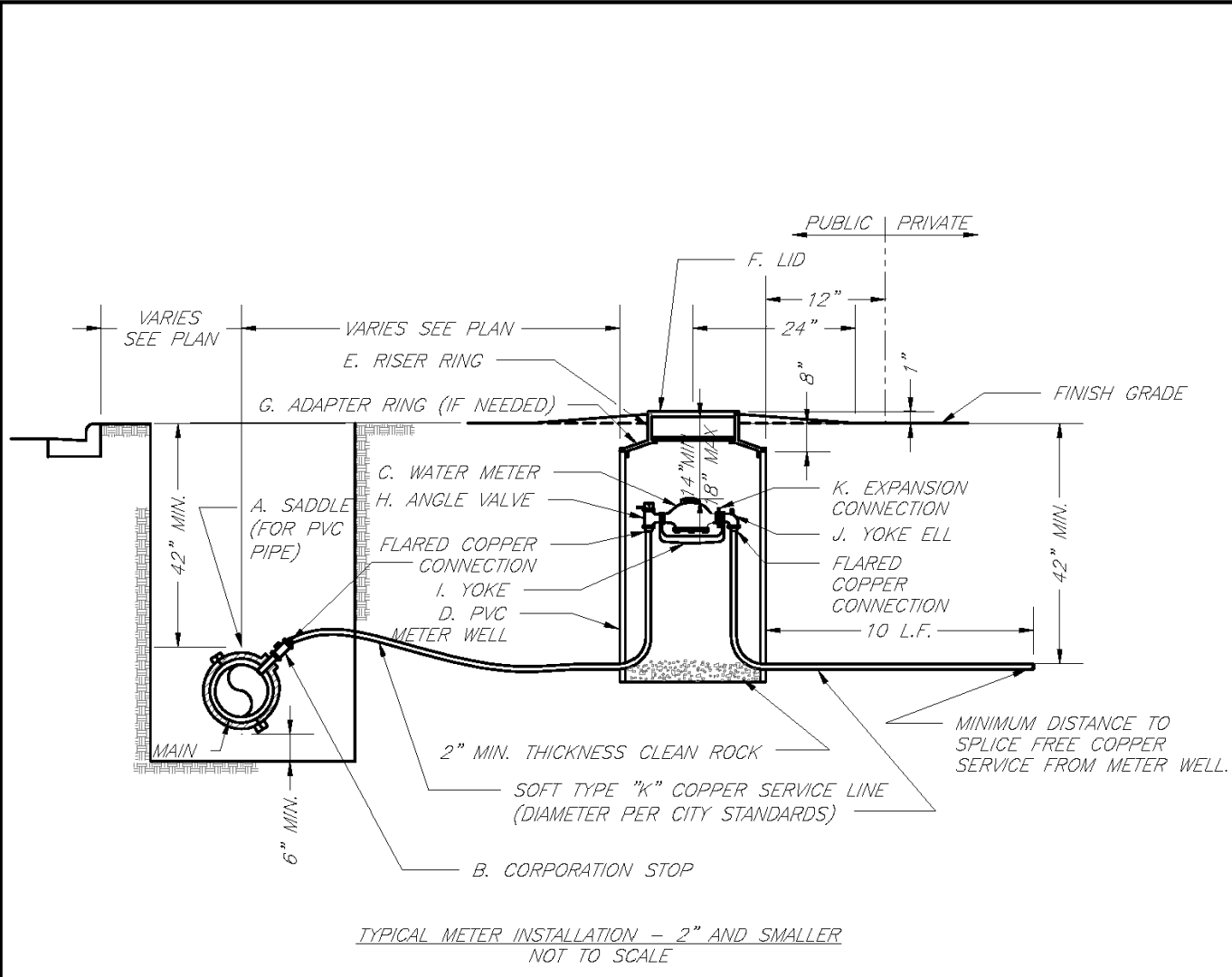
5 **VAULT FOR DOUBLE DETECTOR CHECK**

NOT TO SCALE



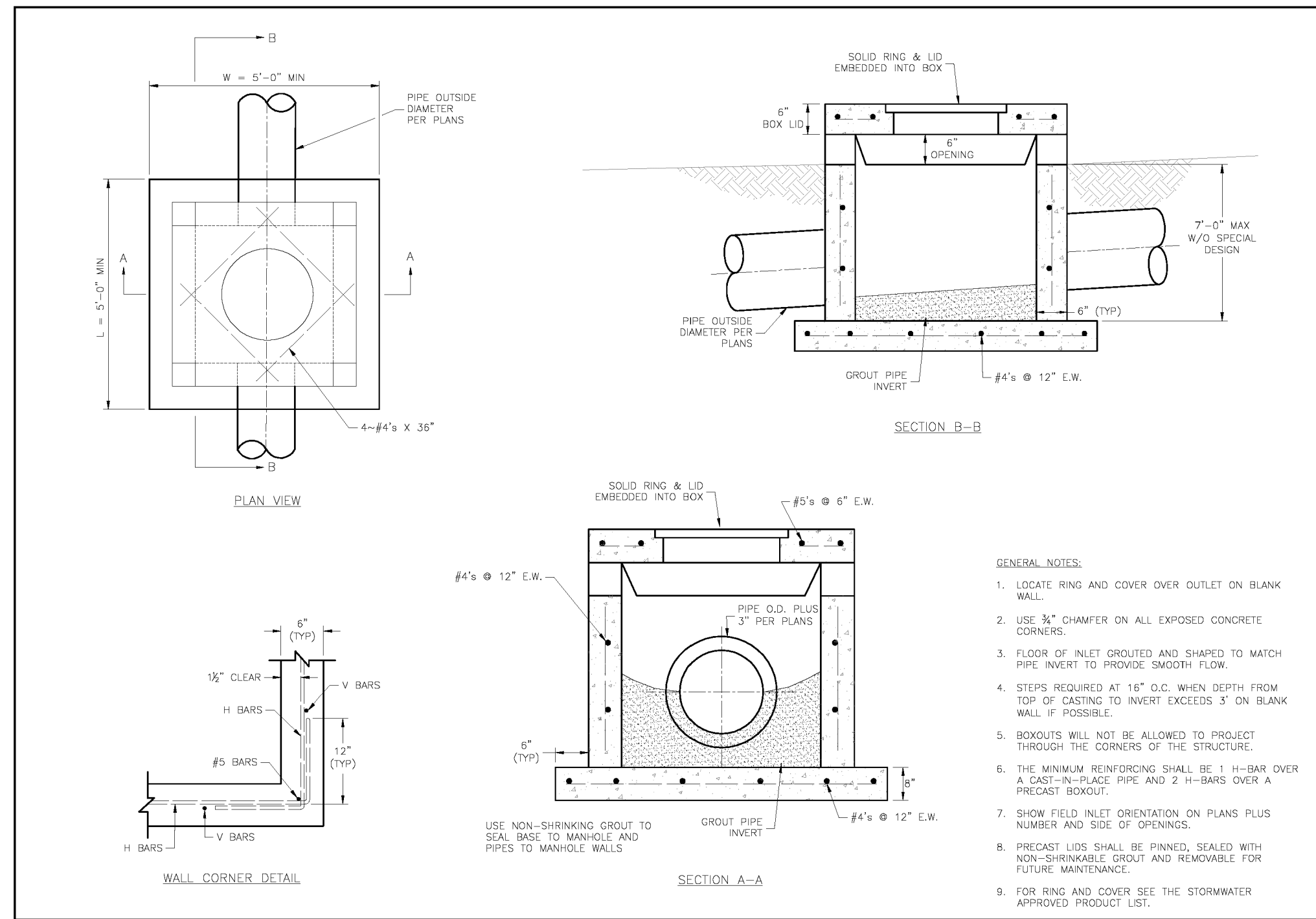
3 **AIR RELEASE ASSEMBLY**

NOT TO SCALE



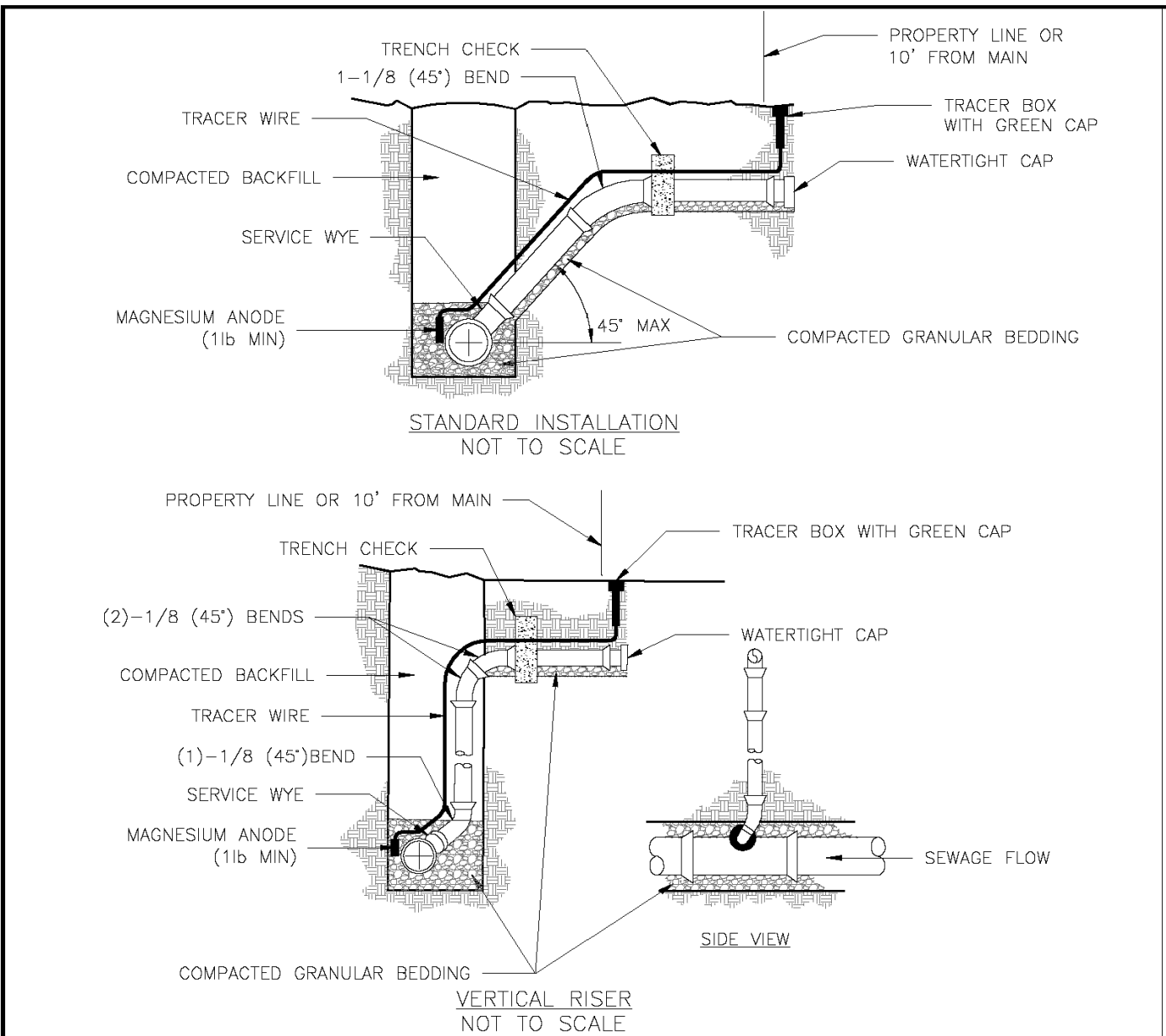
1 **SERVICE CONNECTION / METER WELL**

NOT TO SCALE



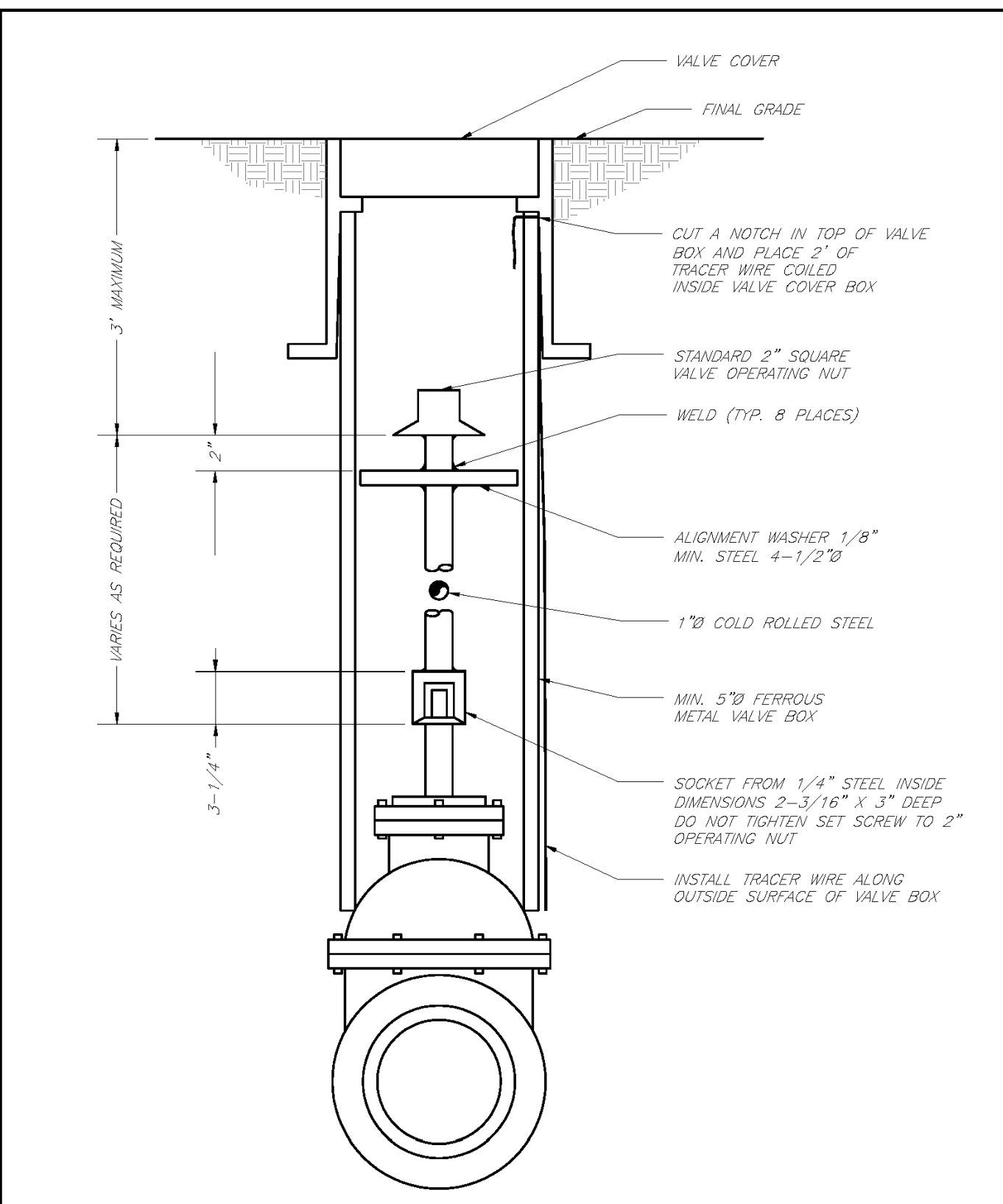
6 **CATCH BASIN**

NOT TO SCALE



4 **BUILDING SEWER STUB AND RISER**

NOT TO SCALE



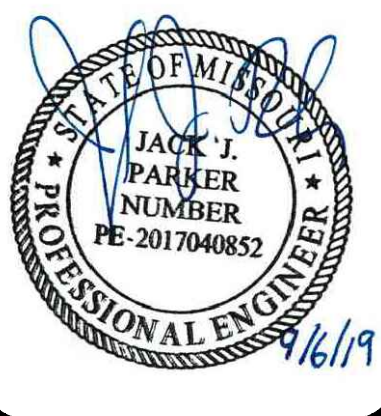
2 **VALVE STEM EXTENSION AND VALVE BOX**

NOT TO SCALE

P:\2019\20190201\13A\DWG\CONSTRUCTION\2019\DCI-LEE'S SUMMIT\DWG\C7.2 SITE DETAILS.dwg, 2019 eplan



**DIALYSIS CLINIC, INC.**  
1633 CHURCH STREET, STE 500  
NASHVILLE, TN 37203  
615.527.5051

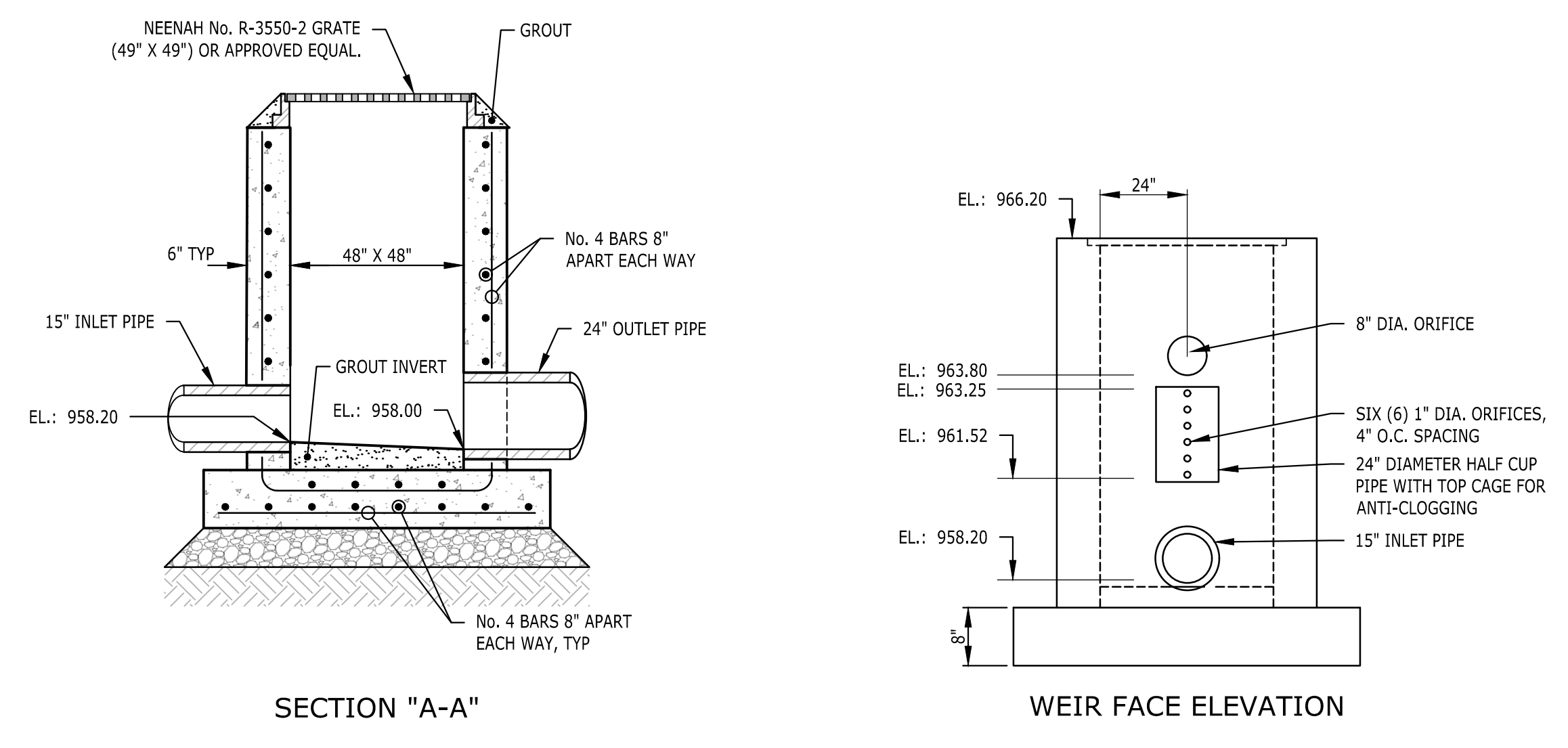
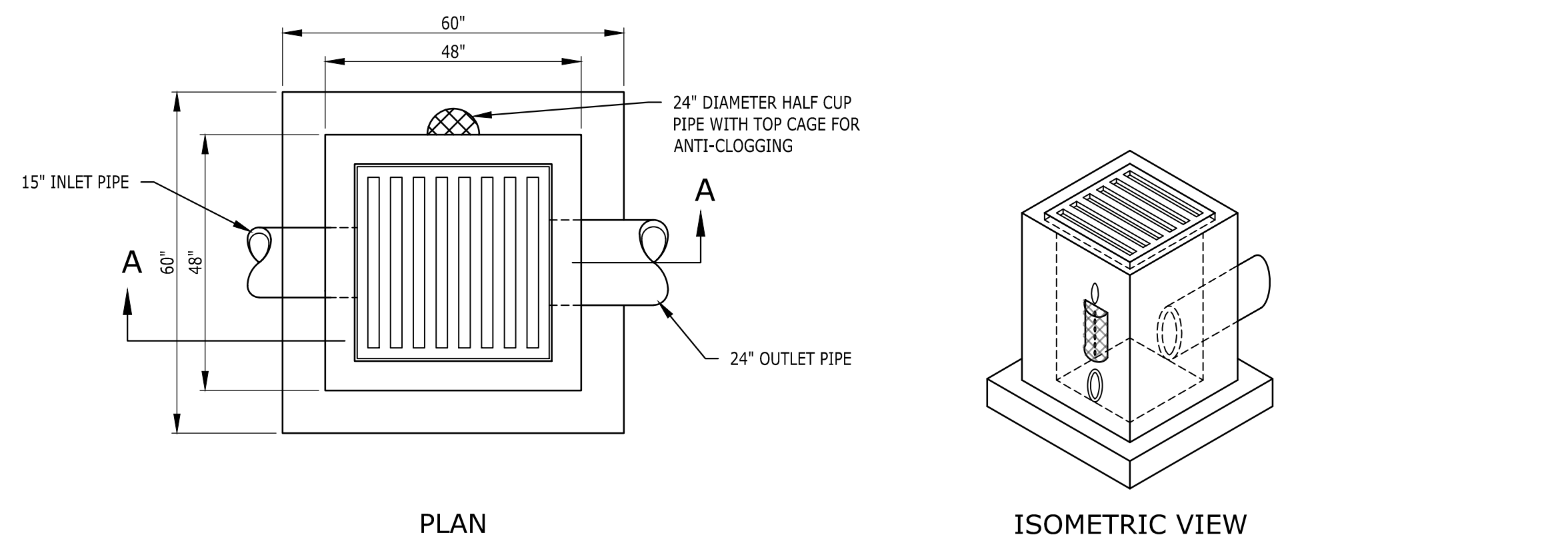


CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

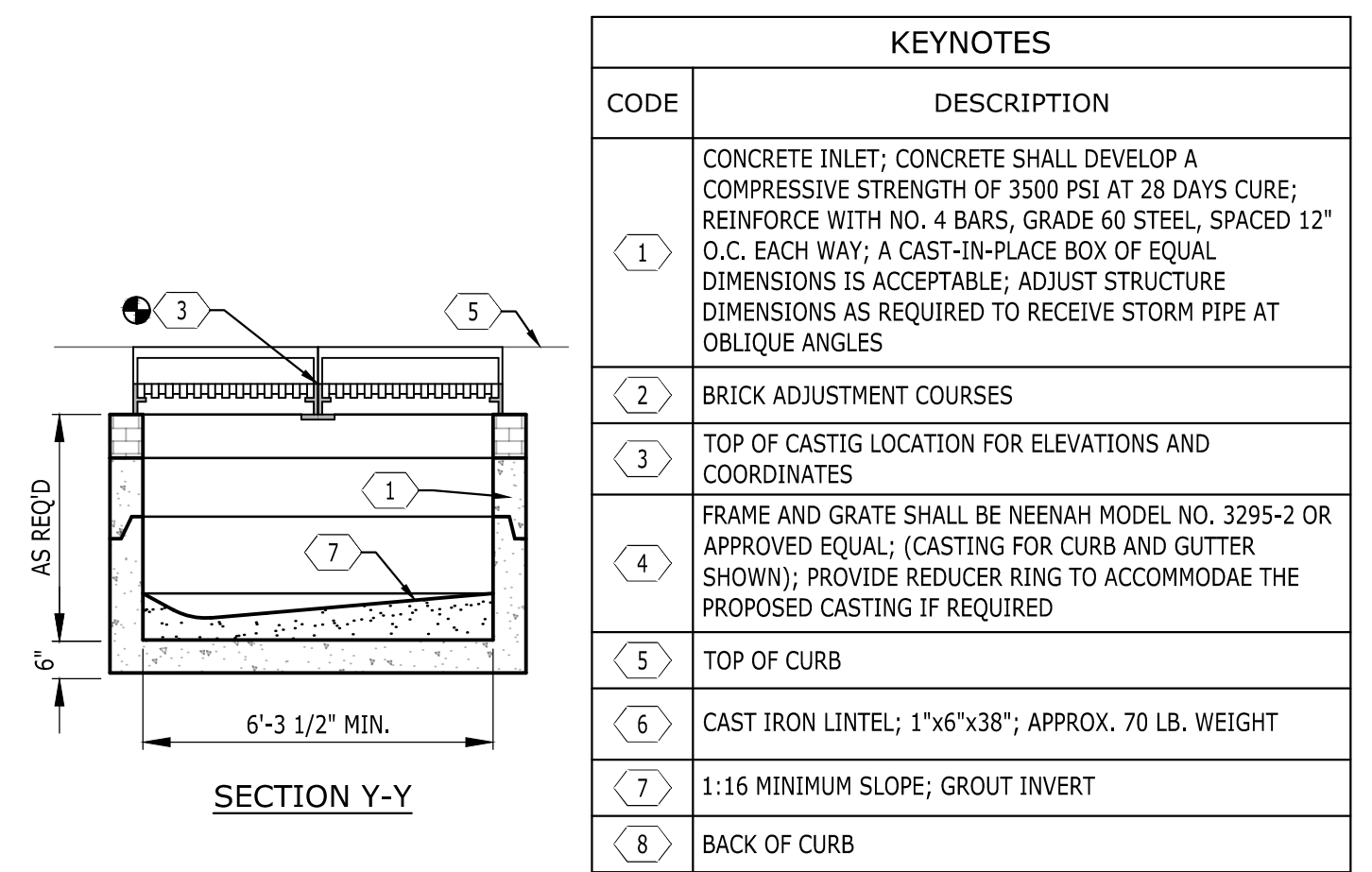
NO.	DATE	DESCRIPTION

<b>DRAWING TITLE</b>	
<b>SITE DETAILS</b>	
<b>PROJECT NUMBER</b>	Z0080111
<b>DRAWING NUMBER</b>	<b>C7.2</b>

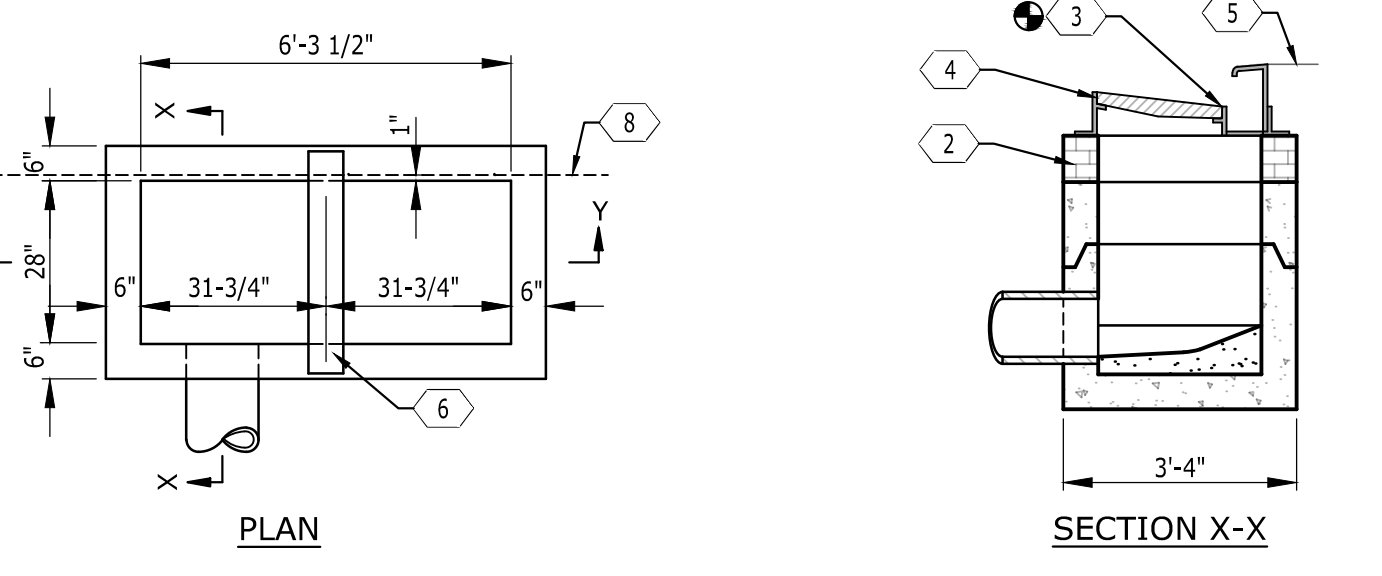




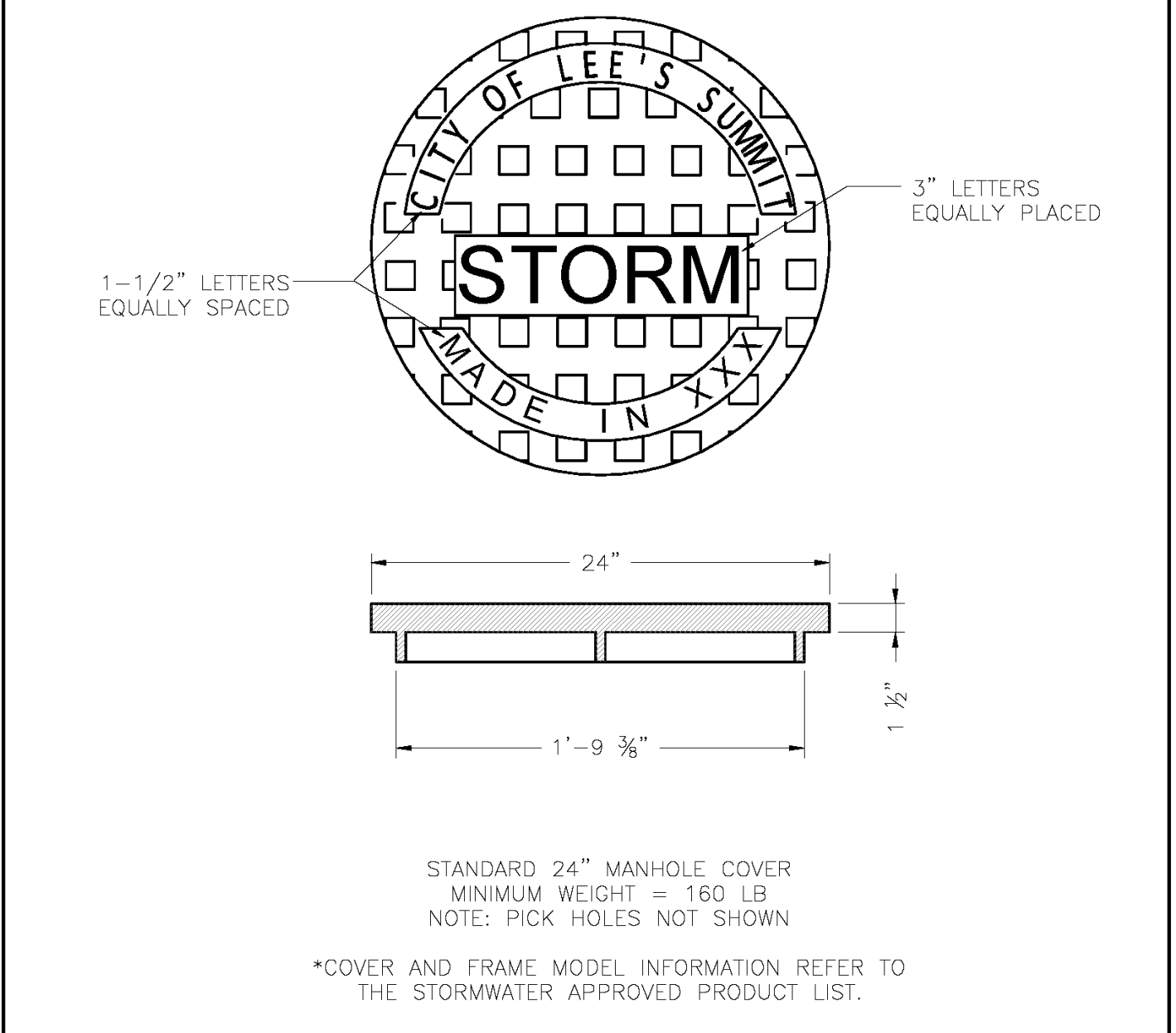
**3 POND OUTLET STRUCTURE**  
NO SCALE



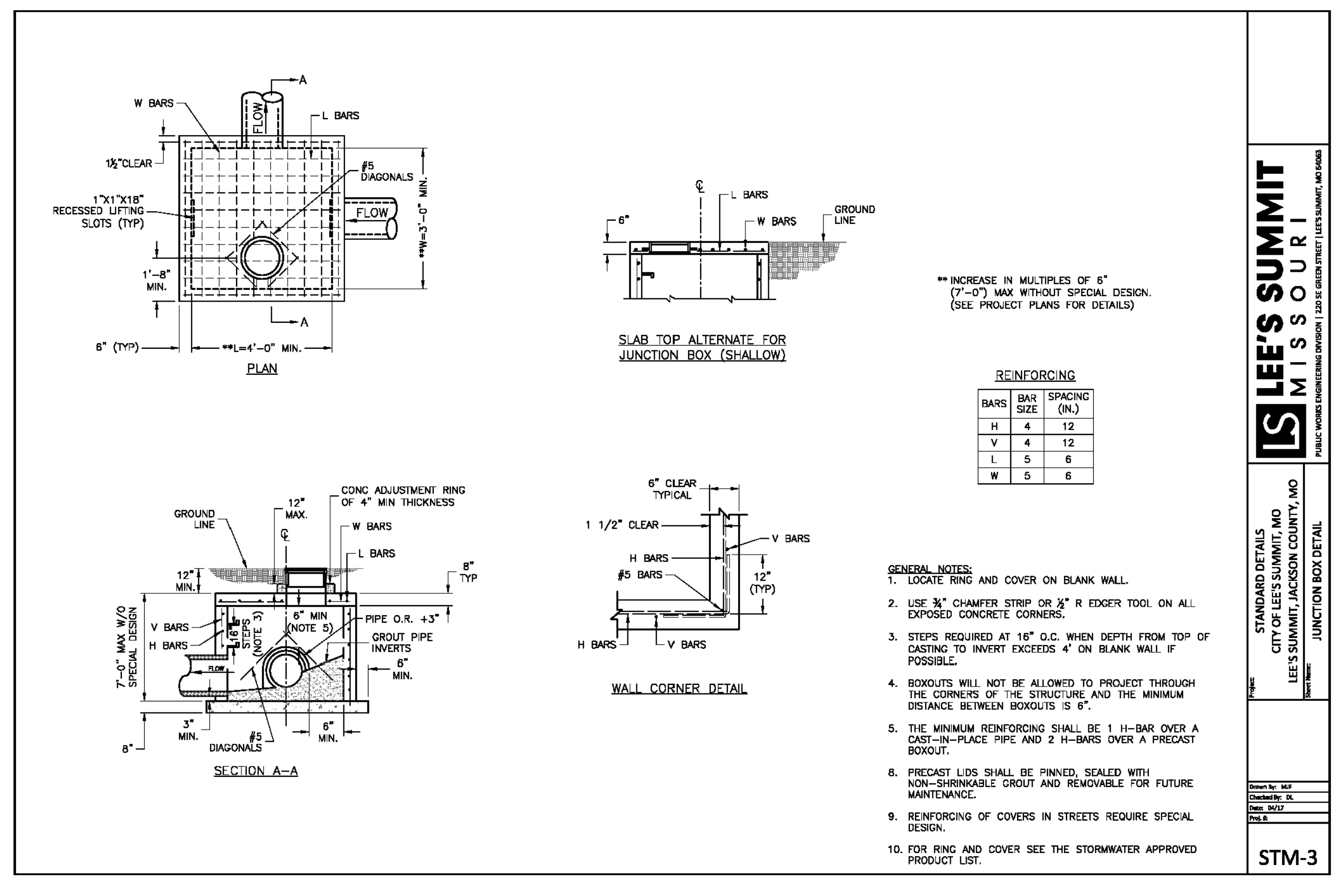
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE INLET; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE; REINFORCE WITH NO. 4 BARS, GRADE 60 STEEL, SPACED 12" O.C. EACH WAY; A CAST-IN-PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE; ADJUST STRUCTURE DIMENSIONS AS REQUIRED TO RECEIVE STORM PIPE AT OBLIQUE ANGLES
2	BRICK ADJUSTMENT COURSES
3	TOP OF CASTING LOCATION FOR ELEVATIONS AND COORDINATES
4	FRAME AND GRATE SHALL BE NEEENAH MODEL NO. 3295-2 OR APPROVED EQUAL; (CASTING FOR CURB AND GUTTER SHOWN); PROVIDE REDUCER RING TO ACCOMMODATE THE PROPOSED CASTING IF REQUIRED
5	TOP OF CURB
6	CAST IRON LINTEL; 1"x6"x38"; APPROX. 70 LB. WEIGHT
7	1:16 MINIMUM SLOPE; GROUT INVERT
8	BACK OF CURB



**5 DOUBLE CURB INLET**  
NOT TO SCALE

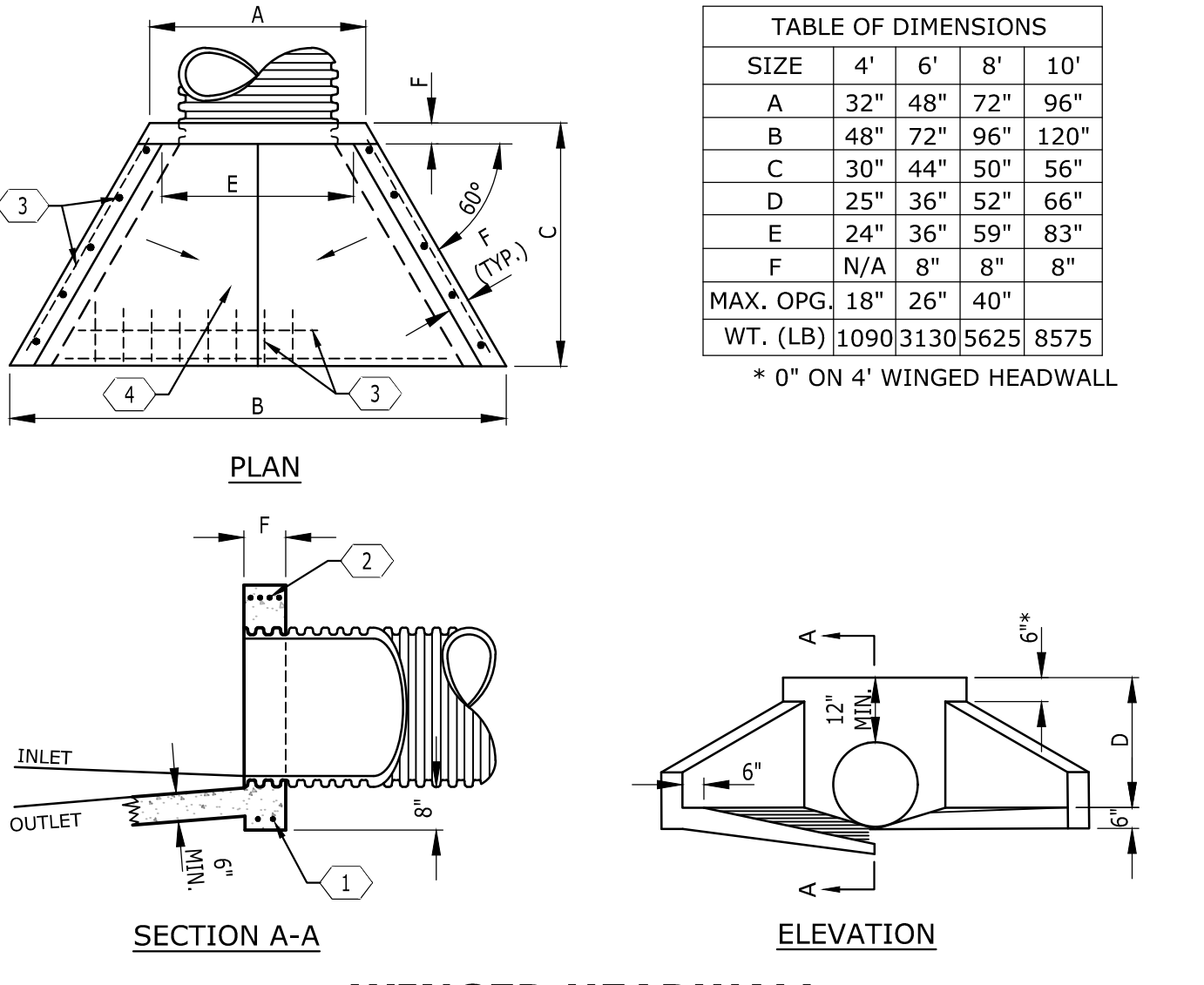


**1 STORM MANHOLE COVER**  
NOT TO SCALE

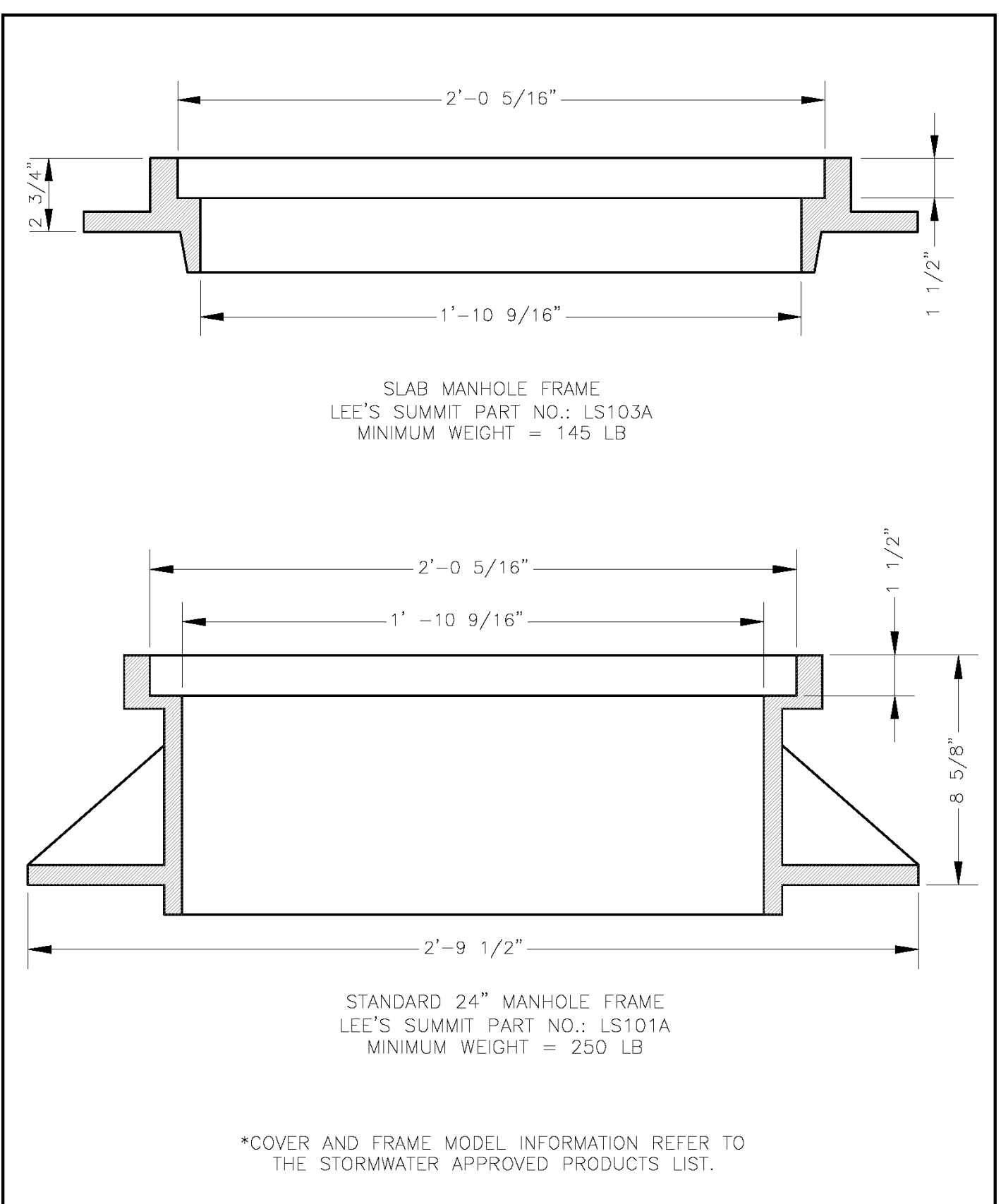


**4 STORM JUNCTION MANHOLE**  
NOT TO SCALE

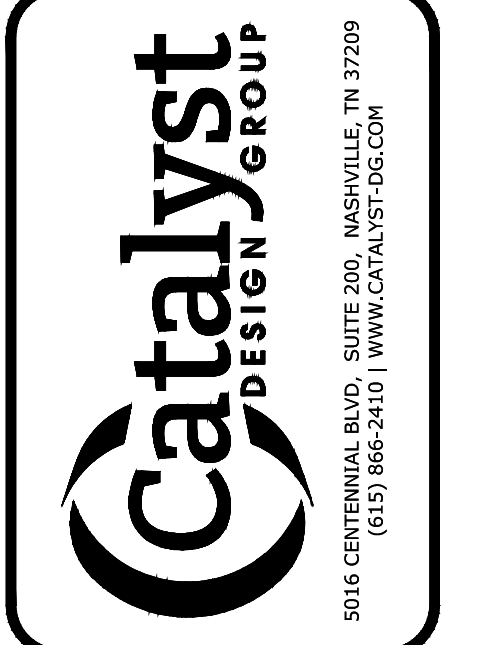
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE REINFORCEMENT; TWO, NO. 2 BARS
2	CONCRETE REINFORCEMENT; FOUR, NO. 4 BARS
3	CONCRETE REINFORCEMENT; NO. 4 BARS AT 12" O.C. EACH WAY IN FLOOR AND WALLS
4	SLOPE APRON TO DRAIN
NOTE: CHAMFER ON ALL EXPOSED EDGES	
1"	



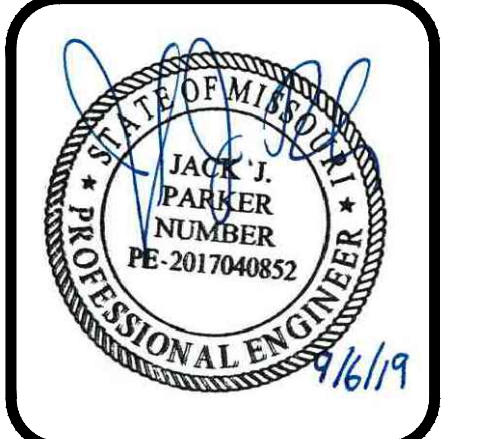
**6 WINGED HEADWALL**  
NOT TO SCALE



**2 STORM MANHOLE FRAME**  
NOT TO SCALE



DIALYSIS CLINIC, INC.  
1633 CHURCH STREET, STE 500  
NASHVILLE, TN 37203  
615.327.5061



CONSTRUCTION DRAWINGS  
**DCI - LEE'S SUMMIT**  
2001 NW SHAMROCK AVENUE  
LEE'S SUMMIT, MISSOURI, 64081  
JACKSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**SITE DETAILS**  
PROJECT NUMBER  
20080111  
DRAWING NUMBER  
**C7.3**

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