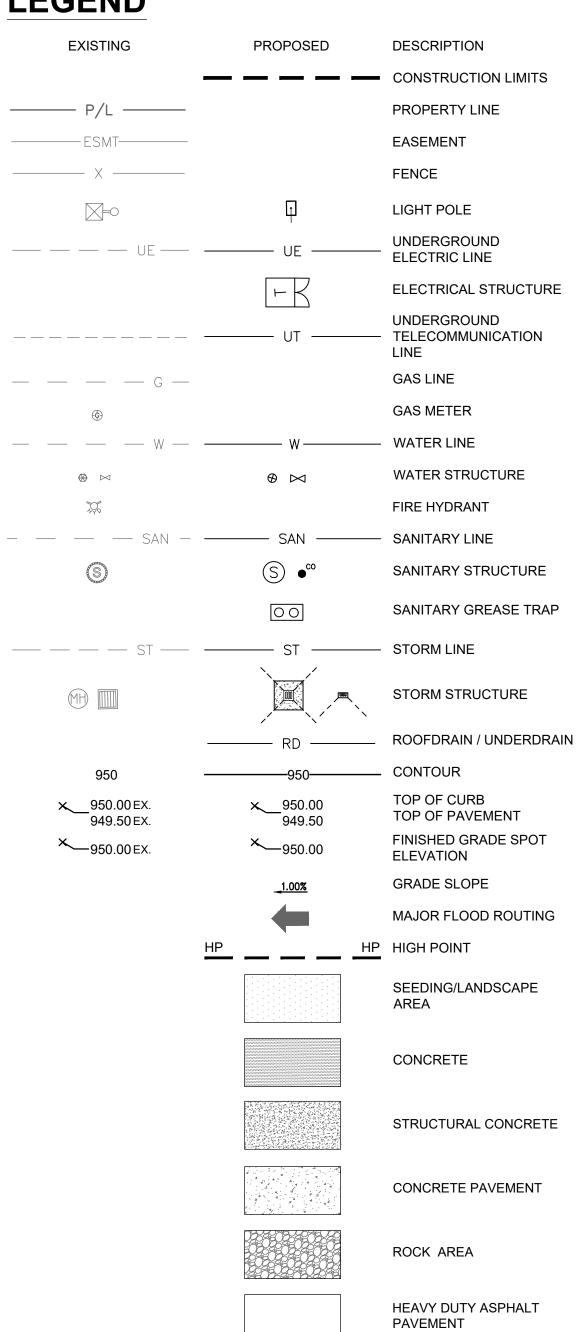
WHATABURGER

NEQ HIGHWAY 150 AND SW HOLLYWOOD DRIVE LEE'S SUMMIT, MO 64802 JACKSON COUNTY PROTOTYPE 20-M PRELIMINARY DEVELOPMENT PLAN

LEGEND





VICINITY MAP

OWNER

WHATABURGER 300 CONCORD PLAZA DR. SAN ANTONIO, TX 78216 PHONE: (210) 476-6842 **CONTACT: ALYSSIA LESTER** EMAIL: alester@wbhq.com

SURVEYOR

YOUNG - HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.

CLARKSVILLE, TN 37040

PHONE: (931) 645-2524

CONTACT: DAVE R. HOBBS

ENGINEER

ms consultants, inc. 2221 SCHROCK ROAD COLUMBUS, OHIO 43229 PHONE: (614) 898-7100 CONTACT: IAN AULTMAN EMAIL: iaultman@msconsultants.com

GEOTECHNICAL ENGINEER

TERRACON CONSULTANTS, INC. 4765 WEST JUNCTION STREET SPRINGFIELD, MISSOURI 65802 PHONE: (417) 864-5100 CONTACT: TY G. ALEXANDER, P.E.

BENCHMARK

TBM 1: 1/2 IRON NORTHING: 2822704.4825 EASTING: 978325.3390 **ELEVATION = 1022.68**

TBM 2: 1/2 IRON NORTHING: 2822484.7625 EASTING: 978055.2866 **ELEVATION = 1019.71**

BASIS OF BEARINGS: MO (C) STATE PLANE COORDINATE SYSTEM SPC (2402 MO C)

FLOOD INFORMATION

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 29095C0532G, WITH A MAP EFFECTIVE DATE OF JANUARY 1ST, 2017, IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

	OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI- CALLY RESERVED.
EET INDEX	

C-1.0

1 OF 1

C-2.0

C-3.0

C-3.1

C-4.0

C-5.0

C-6.0

C-7.0

C-7.1

C-7.4

C-7.5

C-7.6

C-8.0

L-1.0

I-1.0

PH-1.0

COVER SHEET

SITE DEMOLITION PLAN

SITE DIMENSION PLAN

CONCRETE JOINTING PLAN

SITE GRADING AND DRAINAGE PLAN

SITE ZONING PLAN

SITE UTILITY PLAN

SITE DETAILS

SITE DETAILS

SITE DETAILS

211F DEIVIP

SITE DETAILS

SITE DETAILS

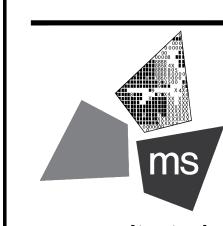
SITE DETAILS

FIRE PROTECTION PLAN

ANDSCAPE PLAN

PHOTOMETRIC PLAN

IRRIGATION PLAN



REVISION/DATE/DESCRIPTION

SIR UPDATES

RESPONSE TO CITY

CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE MENT WITH THE ARCHITECT.

ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

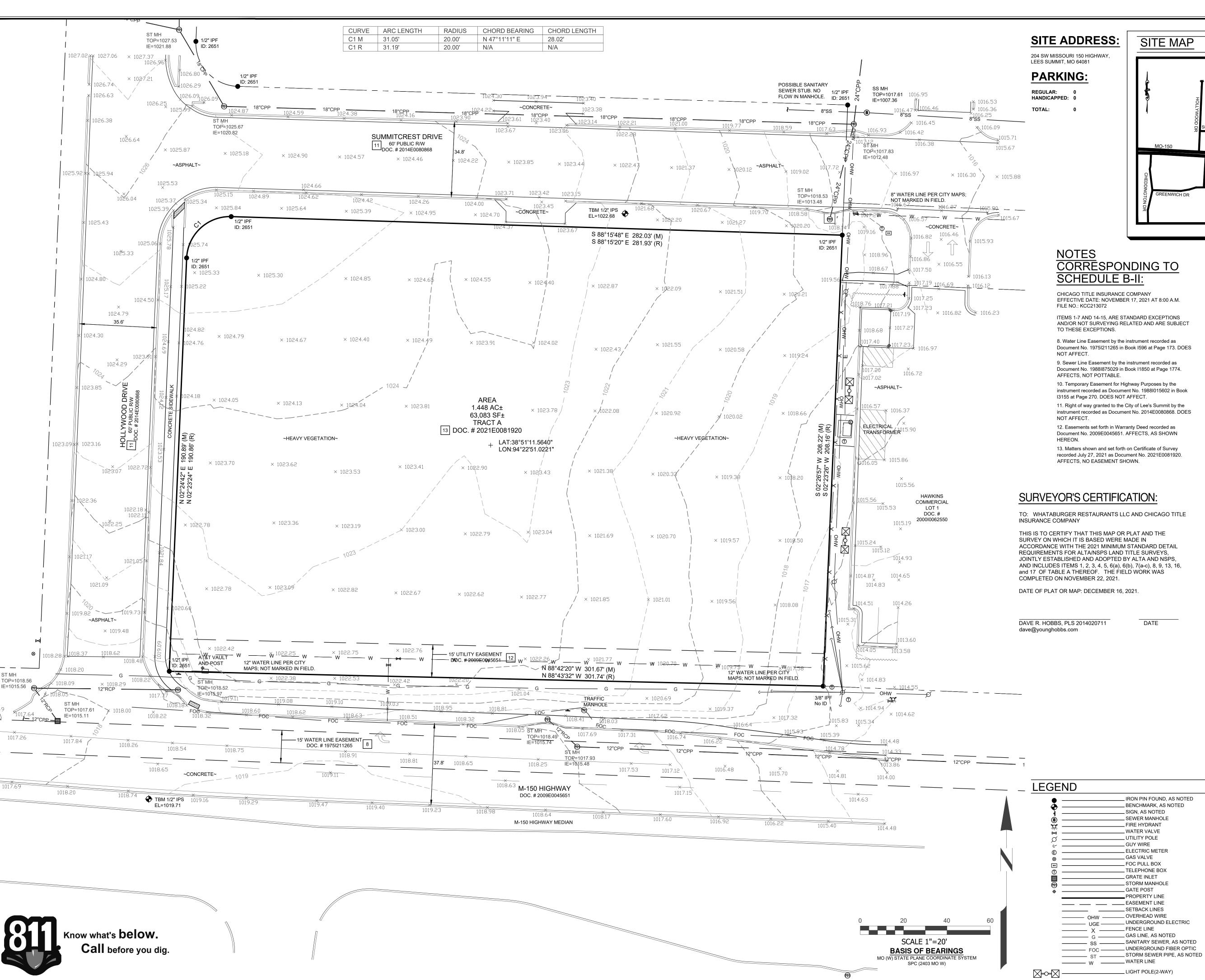
COVER SHEET

DRAWN BY: CHECKED BY: 40497-21

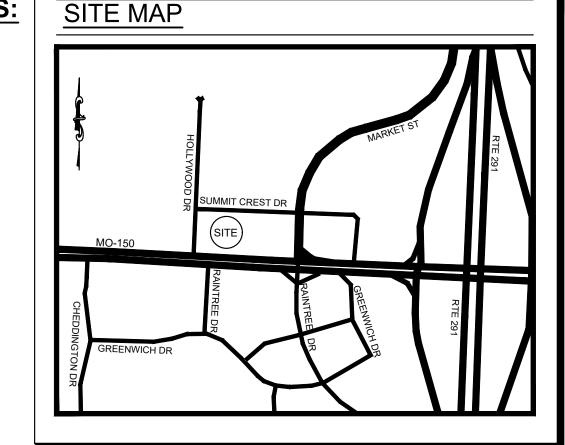
C-1.0

Know what's **below**. Call before you dig.

PROJECT NO: DRAWING



ST MH



CORRESPONDING TO SCHEDULE B-II:

CHICAGO TITLE INSURANCE COMPANY EFFECTIVE DATE: NOVEMBER 17, 2021 AT 8:00 A.M.

ITEMS 1-7 AND 14-15, ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

8. Water Line Easement by the instrument recorded as Document No. 1975I211265 in Book I596 at Page 173. DOES

9. Sewer Line Easement by the instrument recorded as Document No. 1988I875029 in Book I1850 at Page 1774. AFFECTS, NOT POTTABLE.

10. Temporary Easement for Highway Purposes by the instrument recorded as Document No. 1988I015602 in Book I3155 at Page 270. DOES NOT AFFECT.

11. Right of way granted to the City of Lee's Summit by the instrument recorded as Document No. 2014E0080868. DOES

12. Easements set forth in Warranty Deed recorded as Document No. 2009E0045651. AFFECTS, AS SHOWN

13. Matters shown and set forth on Certificate of Survey recorded July 27, 2021 as Document No. 2021E0081920. AFFECTS, NO EASEMENT SHOWN.

SURVEYOR'S CERTIFICATION:

TO: WHATABURGER RESTAURANTS LLC AND CHICAGO TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a-c), 8, 9, 13, 16, and 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2021.

DATE OF PLAT OR MAP: DECEMBER 16, 2021.

DATE

RON PIN FOUND, AS NOTED

_ BENCHMARK, AS NOTED

_SIGN, AS NOTED _ SEWER MANHOLE

_ FIRE HYDRANT

_ ELECTRIC METER

__ WATER VALVE

__ UTILITY POLE

_ GUY WIRE

__ GAS VALVE

_ FOC PULL BOX

__TELEPHONE BOX __ GRATE INLET

_ STORM MANHOLE

__PROPERTY LINE

__ UNDERGROUND ELECTRIC

__ GATE POST

__ FENCE LINE

TABLE A NOTES:

ITEM 2: ADDRESS SHOWN IS PER TITLE COMMITMENT NO. KCC213072.

> THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO.29095C0532G, WITH A MAP REVISED DATE OF JANUARY 20, 2017, IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 11/22/2021 (NAVD88, GEOID18).

ITEM 6A: NO ZONING REPORT PROVIDED TO THIS SURVEYOR.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LAND DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT "A", ON THE CERTIFICATE OF SURVEY, RECORDED JULY 27, 2021 AS DOCUMENT NO. 2021E0081920 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON PIN FOUND (ID: 2651) AT THE

RIGHT OF WAY LINE INTERSECTION OF 150 HIGHWAY AND HOLLYWOOD DRIVE; THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID HOLLYWOOD DRIVE N 02°24'42" E A DISTANCE OF 190.89 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.05 FEET WITH A RADIUS OF 20.00 FEET WITH A CHORD BEARING OF N 47°11'11" E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE SOUTH RIGHT OF WAY

LINE OF SAID SUMMITCREST DRIVE S 88°15'48" E A DISTANCE OF 282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO. 2000I0062550 S 02°26'57" W A DISTANCE OF 208.22 FEET TO A 3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID 150 HIGHWAY; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 88°42'20" W A DISTANCE OF 301.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 63,083 SQUARE FEET, 1.448 ACRES, MORE OR LESS.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MISSOURI ONE CALL 1-800-DIG-RITE). THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PRIVATE UTILITY LOCATE.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

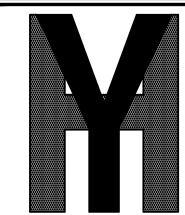
UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, WITH AN YELLOW PLASTIC CAP STAMPED "YOUNG-HOBBS"

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HERON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THERE WERE NO BUILDINGS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

LIST OF ENCROACHMENTS: NONE, THE OWNERSHIP OF CURB, UTILITIES, FENCES, AND/OR PERIMETER WALLS SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. CURB, UTILITIES, FENCES, AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF GREENE, MISSOURI AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS (URBAN SURVEY 1:20,000)

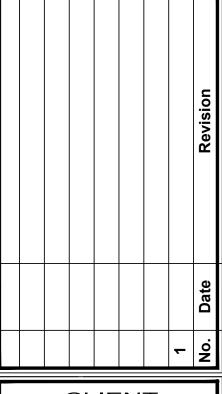


YOUNG - HOBBS AND **ASSOCIATES**

> 1202 CROSSLAND AVE. CLARKSVILLE, TN 37040 PHONE 931-645-2524 FAX 931-645-2768

PRELIMINARY - NOT FOR RECORDING OR LAND TRANSFER

DAVE R. HOBBS, PLS 2014020711





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

> **ALTA/NSPS LAND TITLE SURVEY**

OWNER **NFORMATION**

SHUN PING YEH TAX ID: 70-400-04-03-02-3-00-000 DOC. # 2021E0043600

ALSO BEING TRACT "A" DOC. # 2021E0081920

DOC. # 2021E0043599

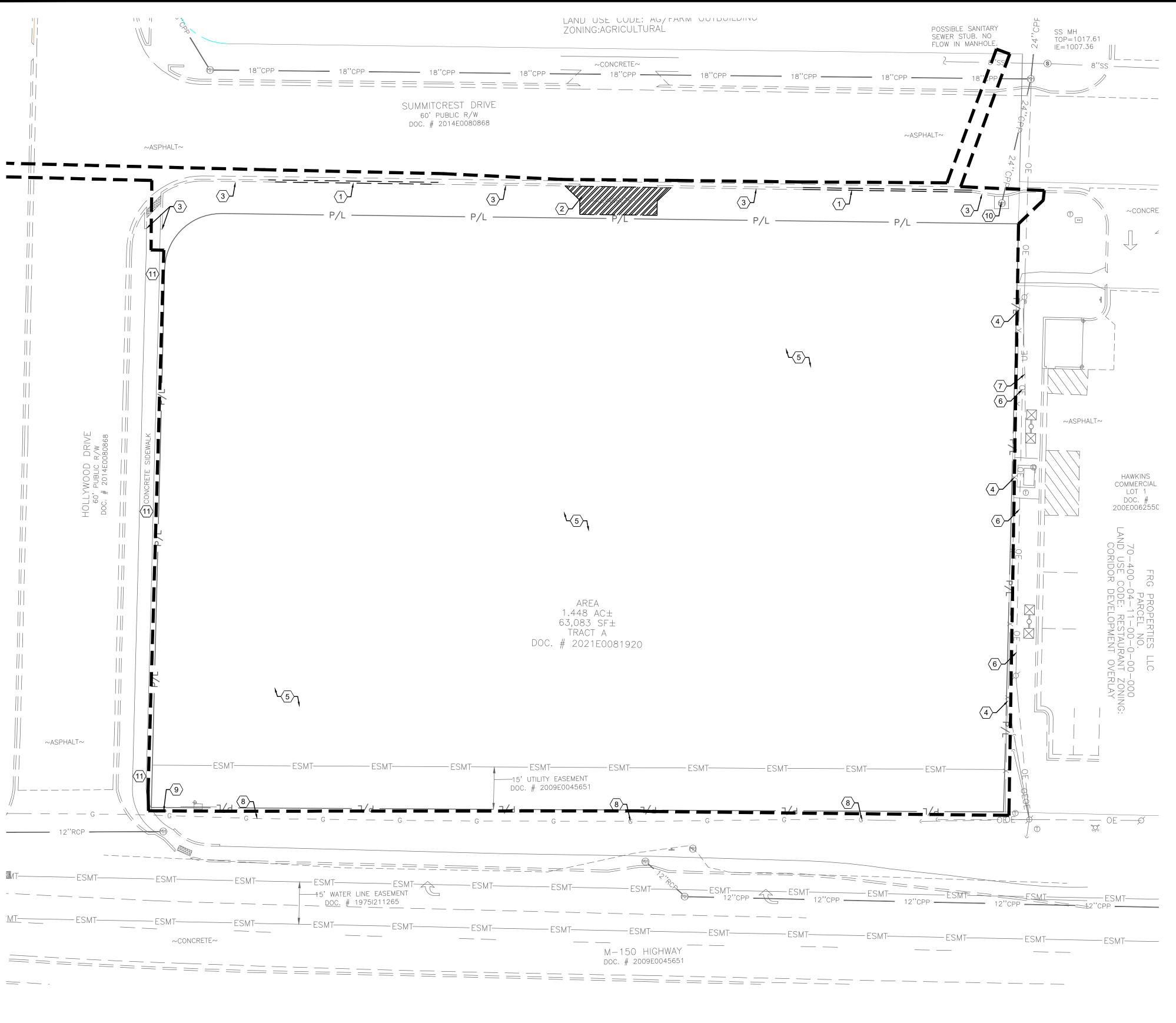
CITY OF LEES SUMMIT COUNTY OF JACKSON STATE OF MISSOURI

DRAWN BY: CLH,KAB APPROVED BY: DATE: (FIELD) 11/22/2021 DATE: (OFFICE) 12/16/2021

SHEET 1 OF 1

242-21

YHA PRO.#



- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON AND STATE OF MISSOURI, BY SURVEYOR: YOUNG-HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE CLARKSVILLE, TN 37040.
- B. AT START OF PROJECT AND PRIOR TO DEMOLITION OF EXISTING CONDITIONS, CONTRACTOR SHALL BE IN CONTACT WITH ADJACENT PROPERTY OWNERS, CITY REPRESENTATIVE, UTILITY REPRESENTATIVES AND OWNER REPRESENTATIVE TO COORDINATE DEMOLITION TIMING
- C. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES.
- E. ALL EXISTING UTILITIES ARE SHOWN HEREIN AS REFERENCE ONLY AND ARE BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES, A FIELD SURVEY AND EXISTING PLANS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO DEMOLITION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.
- F. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- G. CONTRACTOR SHALL CONFINE ALL STOCKPILING OF DEMOLITION MATERIALS TO WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- H. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION. SEE SHEETS C-10.0 AND C-10.1 FOR NOTES AND DETAILS.

KEYED NOTES:

- (1) EXISTING CURB TO BE REMOVED AND DISPOSED OF.
- (2) EXISTING CONCRETE TO BE REMOVED AND DISPOSED OF.
- (3) EXISTING CURB TO REMAIN.
- (4) EXISTING WOODEN FENCE TO REMAIN.
- (5) EXISTING VEGETATION TO BE REMOVED AND DISPOSED OF.
- (6) EXISTING OVERHEAD ELECTRIC LINE TO REMAIN DURING CONSTRUCTION.
- (7) EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN DURING CONSTRUCTION.
- PROTECT EXISTING GAS LINE TO REMAIN DURING CONSTRUCTION.
- 9 EXISTING SIGN TO REMAIN.
- (10) EXISTING STORM MANHOLE TO REMAIN.
- (11) EXISTING CONCRETE SIDEWALK TO REMAIN.

LEGEND

EXISTING	DESCRIPTION
UE	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOMMUNICATION LINE
G	GAS LINE
— — — SAN —	SANITARY SEWER
ST	STORM SEWER
	WATER MAIN
P/L	PROPERTY LINE
	CONSTRUCTION LIMITS
ESMT-	EASEMENT
	CONCRETE REMOVAL
MH I	STORM STRUCTURE
\bowtie	WATER STRUCTURE
**	FIRE HYDRANT
	LIGHT POLE
Ø	TRAFFIC POLE
(MH)	TRAFFIC MANHOLE

REVISION/DATE/DESCRIPTION

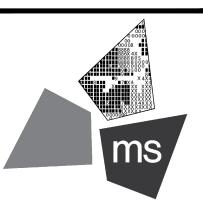
SIR UPDATES	09/13/21
60% SET	01/24/22
PDP APPLICATION TO CITY	02/24/22
RESPONSE TO CITY	03/29/22

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.

NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DEMOLITION PLAN

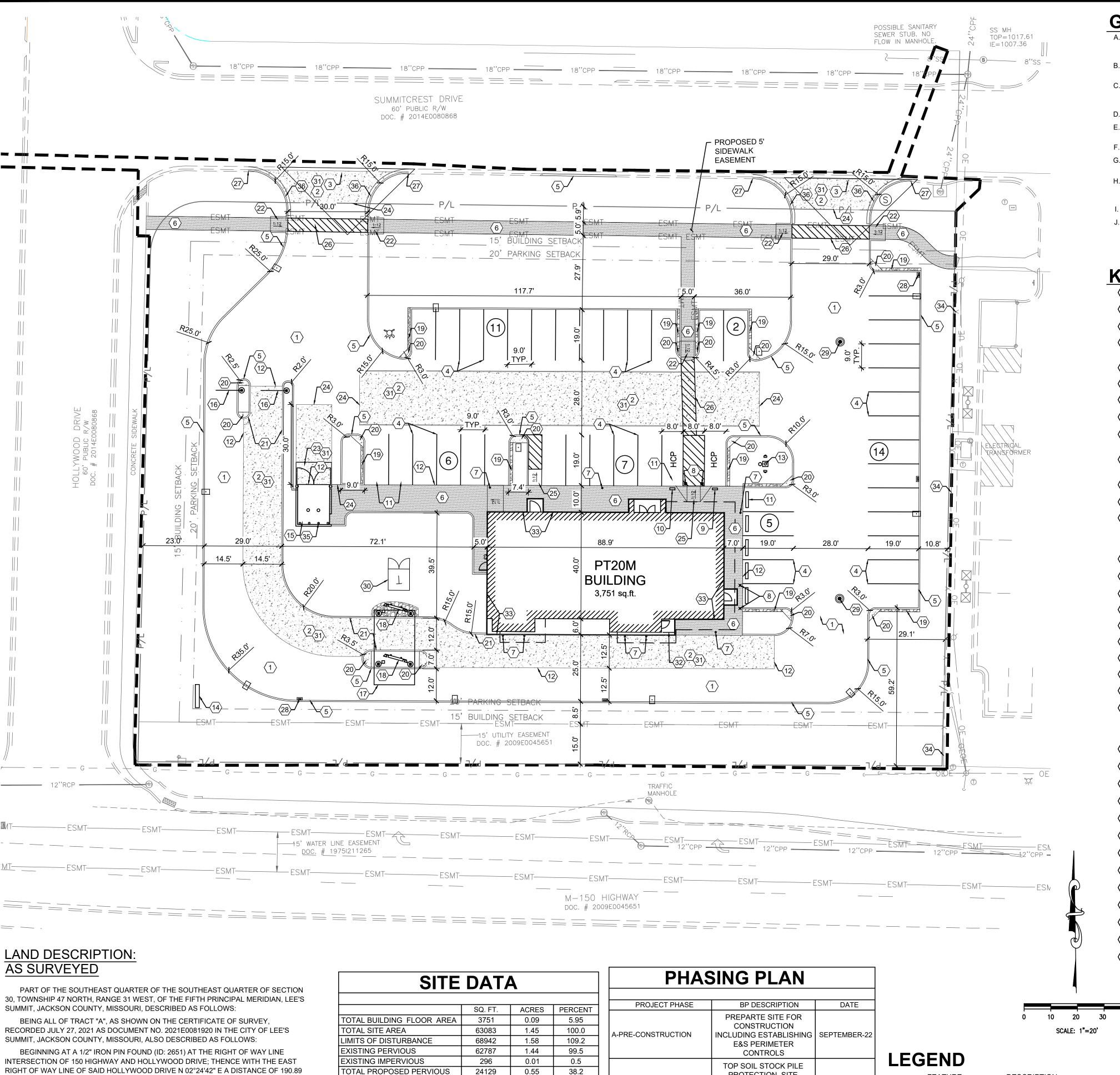
DRAWN BY: TDB

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING

C-2.0



- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON AND STATE OF MISSOURI, BY SURVEYOR: YOUNG-HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE CLARKSVILLE, TN
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.
- G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS
- I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- J. THERE ARE NO OIL AND GAS WELLS (ACTIVE/INACTIVE/CAPPED) PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MAPPING.

KEYED NOTES:

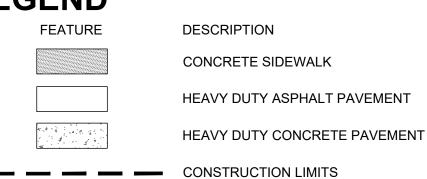
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-7.0.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-7.0.
- PROPOSED ASPHALT PAVEMENT TO BE FLUSH WITH EXISTING ASPHALT PAVEMENT
- PROPOSED PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
- PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C-7.0.
- PROPOSED CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-7.0.
- PROPOSED BOLLARD, TYP. OF 8. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- PROPOSED ILLUMINATED BOLLARD, TYP. OF 4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) POLE-MOUNTED ADA PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL
- REQUIREMENTS, SEE DETAIL ON SHEET C-7.0.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) POLE-MOUNTED ADA PARKING SIGN WITH "VAN ACCESSIBLE" SIGN. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS, SEE DETAIL ON SHEET C-7.0.
- PROPOSED PRE-CAST CONCRETE WHEEL STOP (TYP. OF 54) SEE DETAIL ON SHEET C-7.0.
- CONCRETE TO BE FLUSH WITH ADJACENT ASPHALT PAVEMENT. SEE DETAIL ON SHEET C-7.1.
- FLAGPOLE WITH GROUND-MOUNTED LIGHTS, UNITEDFLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY STRUCK, NYLON FLAGSNAPS, AND HALYARDS. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- PROPOSED 35' HT POLE SIGN, CONTRACTOR TO COORDINATE WITH OWNER. SEE ELECTRICAL PLANS AND SIGNAGE PACKAGE FOR DETAILS.
- PROPOSED DUMPSTER ENCLOSURE AND CONCRETE PAD. SEE THE STRUCTURAL AND ARCHITECTURAL SHEETS FOR DETAILS.
- PROPOSED HEADACHE BAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED MENU BOARD CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED EXTERIOR MENU BOARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED 1' WIDE CRUSHED GRANITE STRIP. SEE DETAIL ON SHEET L-1.0.
- PROPOSED CONCRETE ISLAND NOSE. SEE DETAIL ON SHEET L-1.0.
- PROPOSED 6" MONOLITHIC CURB. SEE DETAIL ON SHEET C-7.1.
- PROPOSED ADA SIDEWALK RAMP. SEE DETAIL ON SHEET C-7.1.
- CONCRETE DUMPSTER ENCLOSURE APRON. TRASH ENCLOSURE AREA SHALL BE IMPROVED WITH A PORTLAND CEMENT CONCRETE PAD AND PORTLAND CEMENT CONCRETE APPROACH 30 FEET IN LENGTH, MEASURED FROM THE ENCLOSURE OPENING. THE PAD AND APPROACH SHALL BE IMPROVED WITH A MINIMUM 6" OF FULL DEPTH UNREINFORCED PORTLAND CEMENT CONCRETE CONSTRUCTED ON A SUB-GRADE OF 4" OF GRANULAR BASE COURSE. SEE DETAIL ON SHEET C-7.0.
- PROPOSED CONCRETE TO BE FLUSH WITH PROPOSED ASPHALT PAVEMENT.
- PROPOSED CURB RAMP. SEE DETAIL ON SHEET C-7.0.
- PROPOSED SIDEWALK CROSSING. SEE DETAIL ON SHEET C-7.2.
- CONNECT PROPOSED CURB TO EXISTING CURB.
- PROPOSED STORM INLET. SEE SHEETS C-5.0 AND C-7.5 FOR DETAILS.
- PROPOSED STORM MANHOLE/JUNCTION BOX. SEE SHEETS C-5.0, C-7.5, AND C-7.6 FOR DETAILS.
- PROPOSED ELECTRIC TRANSFORMER. COORDINATE DETAILS AND LOCATION WITH UTILITY OWNER AND ELECTRICAL PLANS. SEE SHEET C-6.0.
- CONTRACTOR TO ADD BLACK COLORING TO CONCRETE PAVEMENT THAT IS ADJACENT TO ASPHALT TO MATCH ASPHALT COLORING.
- PROPOSED HAND RAIL. SEE ARCHITECTURAL SHEETS FOR DETAILS.
- PROPOSED STRUCTURAL FOUNDATION.
- EXISTING WOODEN FENCE TO REMAIN.
- TRASH ENCLOSURE SHALL BE PROTECTED THROUGH INSTALLATION OF 4" BOLLARDS (TYP. OF 4) ALONG THE REAR WALL OF THE TRASH ENCLOSURE. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- TYPE A CURB AND GUTTER PER MODOT STANDARD DRAWING 609.00P. SEE DETAIL ON SHEET C-7.1.

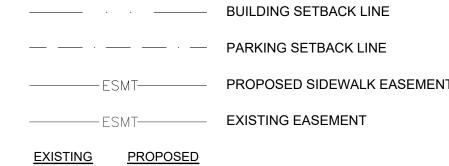
AS SURVEYED

FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.05 FEET WITH A RADIUS OF 20.00 FEET WITH A CHORD BEARING OF N 47°11'11" E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE S 88°15'48" E A DISTANCE OF 282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO. 200E006255 S 02°26'57" W A DISTANCE OF 208.22 FEET TO A 3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID 150 HIGHWAY; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 88°42'20" W A DISTANCE OF 301.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 63,083 SQUARE FEET, 1.448 ACRES, MORE OR LESS.

	SQ. FT.	ACRES	PERCE
TOTAL BUILDING FLOOR AREA	3751	0.09	5.95
TOTAL SITE AREA	63083	1.45	100.0
LIMITS OF DISTURBANCE	68942	1.58	109.2
EXISTING PERVIOUS	62787	1.44	99.5
EXISTING IMPERVIOUS	296	0.01	0.5
TOTAL PROPOSED PERVIOUS	24129	0.55	38.2
TOTAL PROPOSED IMPERVIOUS	38954	0.89	61.8
EXISTING ZONING IS AG-AGRICULTURAL			
PROPOSED ZONING IS CP-2 PLANNED COMMUNITY COMMERCIAL			
FLOOR AREA RATION = 0.059 SF			

ITIAOINOTEAN			
PROJECT PHASE	BP DESCRIPTION	DATE	
A-PRE-CONSTRUCTION	PREPARTE SITE FOR CONSTRUCTION INCLUDING ESTABLISHING E&S PERIMETER CONTROLS	SEPTEMBER-22	
B-PHASE I CONSTRUCTION	TOP SOIL STOCK PILE PROTECTION, SITE CLEARING, TEMPORARY SEEDING, GENERAL SITE PREP	SEPTEMBER-22 DECEMBER-22	
C-PHASE II CONSTRUCTION	CONSTRUCT BUILDING ASPHALT PAVING, STORM STRUCTURE INSTALLATIONS	DECEMBER-22 JANUARY-23	
D-FINAL STABILIZATION	PERMANENT SEEDING	JUNE-23	
	PROJECT PHASE A-PRE-CONSTRUCTION B-PHASE I CONSTRUCTION C-PHASE II CONSTRUCTION	PROJECT PHASE BP DESCRIPTION PREPARTE SITE FOR CONSTRUCTION INCLUDING ESTABLISHING E&S PERIMETER CONTROLS TOP SOIL STOCK PILE PROTECTION, SITE CLEARING, TEMPORARY SEEDING, GENERAL SITE PREP C-PHASE II CONSTRUCTION C-PHASE II CONSTRUCTION	





	SMT	PROPOSED SIDEWALK EASEMENT			
	.01011	THO GOLD SIDEWALK LAGEWLIN		REQUIRED	PROVIDED
	SMT	EXISTING EASEMENT	STANDARD	53	43
	.31/11		HANDICAP	3	2
ING	PROPOSED		TOTAL	56	45
ING PROPOSED			*14 PARKING SPACE REQUIRED PER 1000 S.F. OF THE		
□		LIGHT POLE	GROSS BUILDING FLO	OR AREA (3,751	SF OF DINING AREA)
0	THE CIGITIF OLD		**1 ADA SPACE PER 25 STANDARD SPACES		
		FIRE HYDRANT	***FEWER SPACES ALL ON SIMILAR PROJECTS		
					= == :

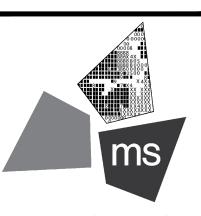
PARKING DATA

REVISION/DATE/DESCRIPTION

ı	SIR UPDATES	09/13/21
	60% SET	01/24/22
	PDP APPLICATION TO CITY	02/24/22
ı	RESPONSE TO CITY COMMENTS I	03/29/22

CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSEN OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DIMENSION PLAN

DRAWN BY:	TDB
CHECKED BY:	PJK
PROJECT NO:	40497-21

DRAWING C - 3.0

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEING ALL OF TRACT "A", AS SHOWN ON THE CERTIFICATE OF SURVEY, RECORDED JULY 27, 2021 AS DOCUMENT NO. 2021E0081920 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON PIN FOUND (ID: 2651) AT THE RIGHT OF WAY LINE INTERSECTION OF 150 HIGHWAY AND HOLLYWOOD DRIVE; THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID HOLLYWOOD DRIVE N 02°24'42" E A DISTANCE OF 190.89 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.05 FEET WITH A RADIUS OF 20.00 FEET WITH A CHORD BEARING OF N 47°11'11" E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE S 88°15'48" E A DISTANCE OF 282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO. 200E006255 S 02°26'57" W A DISTANCE OF 208.22 FEET TO A 3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID 150 HIGHWAY; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 88°42'20" W A DISTANCE OF 301.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 63,083 SQUARE FEET, 1.448 ACRES, MORE OR LESS. CBK LAND HOLDINGS LLC PARCEL NO. 70-400-04-03-02-2-00-000 TI SUMMIT CREST PLAZA LLC PARCEL NO. LAND USE CODE: AG/FARM OUTBUILDING 70-500--03-14-00-0-00-000 LAND USE CODE: SHOP. CENTER-NHBD ZONING: PLANNED COMMUNITY COMMERCIAL SUMMITCREST DRIVE 60' PUBLIC R/W DOC. # 2014E0080868 PROPERTY BOUNDARY OF PARCEL TO BE REZONED HFI 463 WARD LLC PARCEL NO. 70-400-04-03-02-3-00-000 LAND USE CODE: VACANT AG LAND EXISTING ZONING: AGRICULTURAL PROPOSED ZONING: PLANNED COMMUNITY COMMERCIAL - M-150 CORRIDOR DEVLOPMENT OVERLAY DISTRICT **ZONING MAP** NTS PROPOSED SITE LOCATION — BANK OF LEE'S SUMMIT PARCEL NO. 70-910-20-01-00-0-000 LAND USE CODE: BANK ZONING: PLANNED COMMUNITY COMMERCIAL— M-150 CORRIDOR DEVELOPMENT OVERLAY DISTRICT TALLGRASS HOLDINGS LLC PARCEL NO. 70-910-19-03-00-0-00-000 LAND USE CODE: RESTAURANT ZONING: PLANNED COMMUNITY COMMERCIAL— M-150 CORRIDOR DEVELOPMENT OVERLAY DISTRICT 0 15 30 45 60 SCALE: 1"=30'

LAND DESCRIPTION: AS SURVEYED

NOTICE

THIS ARCHITECTURAL AND ENGI-NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.

REVISION/DATE/DESCRIPTION

SIR UPDATES

PDP APPLICATION

RESPONSE TO CITY

COMMENTS I

60% SET

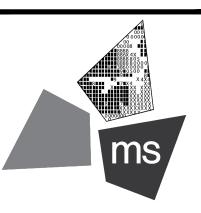
09/13/21

01/24/22

02/24/22

03/29/22





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE ZONING PLAN

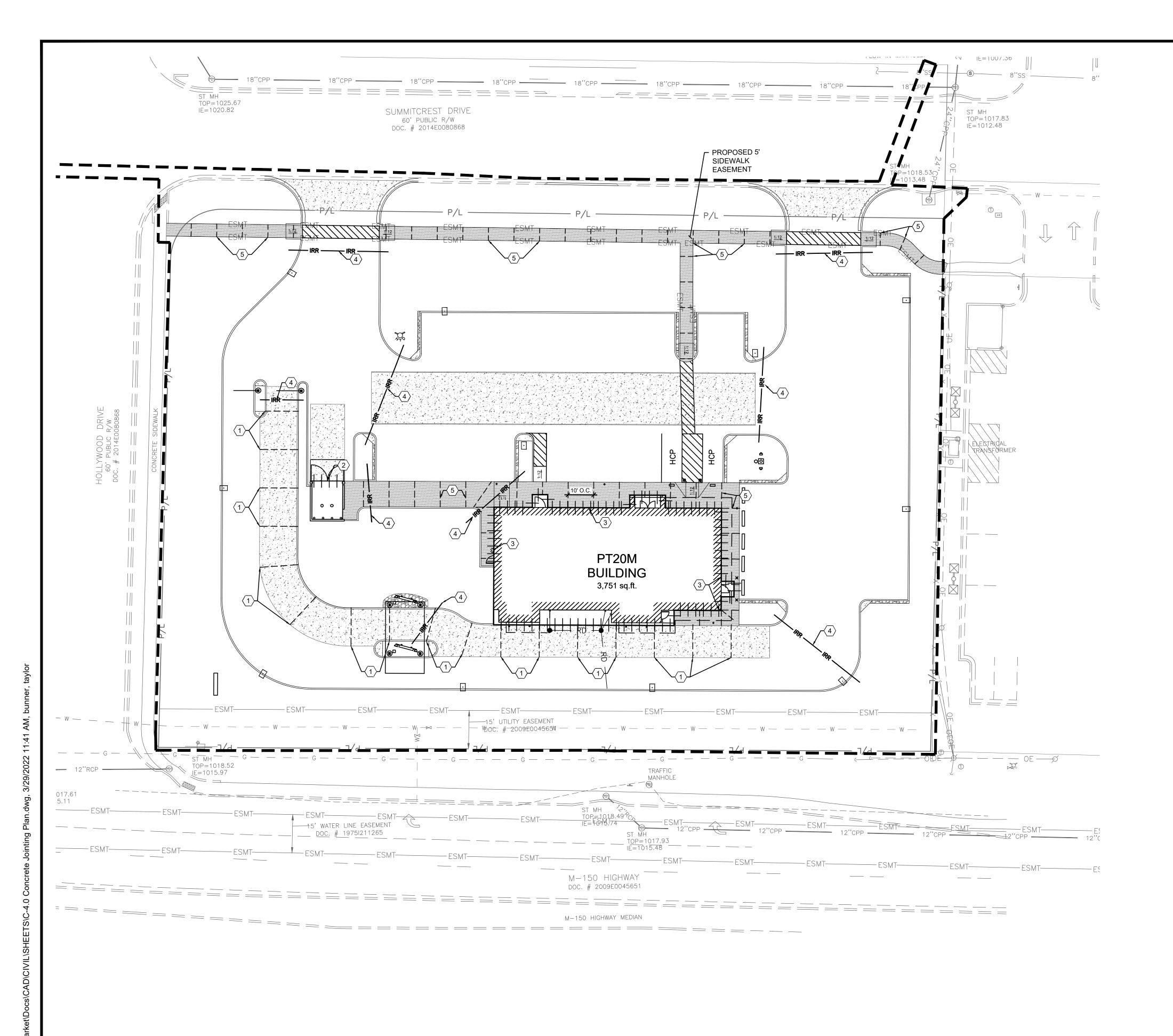
CHECKED BY:

40497-21

DRAWING

PROJECT NO:

C-3.1



- A. PAVEMENT SPECIFICATION AND RECOMMENDATIONS TO BE TAKEN FROM GEOTECHNICAL
- B. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- C. MAXIMUM CONTROL JOINT SPACING SHALL NOT EXCEED 15 FEET.
- D. EXPANSION JOINTS SHALL BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT (E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES,
- E. EXPANSION JOINTS SHALL BE SEALED PER DETAILS ON SHEET C-7.0 TO MINIMIZE MOISTURE INFILTRATION INTO SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE
- F. SLEEVES SHOWN ARE FOR IRRIGATION ONLY. ADDITIONAL SLEEVES MAY BE REQUIRED FOR OTHER FRANCHISE UTILITIES. CONTRACTOR SHALL COORDINATE LOCATION AND SUPPLY ADDITIONAL SLEEVES REQUIRED FOR ELECTRICAL AND TELECOMMUNICATION SERVICES.
- G. ALL CONCRETE JOINTS SHALL RUN CONTINUOUSLY THROUGH CURBS.

KEYED NOTES:

- (1) SAWED CONSTRUCTION JOINT REQUIRED, TYPICAL. SEE DETAIL ON SHEET C-7.0.
- DOWELED EXPANSION JOINT REQUIRED, TYPICAL. SEE DETAIL ON SHEET C-7.0.
- EXPANSION JOINT REQUIRED WHERE CONCRETE OR CURB ABUTS BUILDING FOUNDATION, STORM STRUCTURE, FLUME, OR SIDEWALK OPENING. SEE DETAIL ON SHEET C-7.0.
- SCHEDULE 40 PVC IRRIGATION SLEEVE, SEE SHEET I-1.0 FOR MORE INFORMATION.
- INSTALL CONTRACTION JOINTS 10' ON CENTER AS SHOWN ON DETAIL C ON SHEET C-7.0

LEGEND

PROPOSED

DESCRIPTION

EXPANSION JOINT

---- CONTRACTION JOINT

- IRR ----- 4" SCHEDULE 40 PVC SLEEVE

CONCRETE SIDEWALK

HEAVY DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

REVISION/DATE/DESCRIPTION

02/24/22

03/29/22

SIR UPDATES

PDP APPLICATION

RESPONSE TO CITY

COMMENTS I

60% SET

TO CITY

NOTICE

NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-

OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-

MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION,

CALLY RESERVED.

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

CONCRETE JOINTING PLAN

CHECKED BY: PROJECT NO:

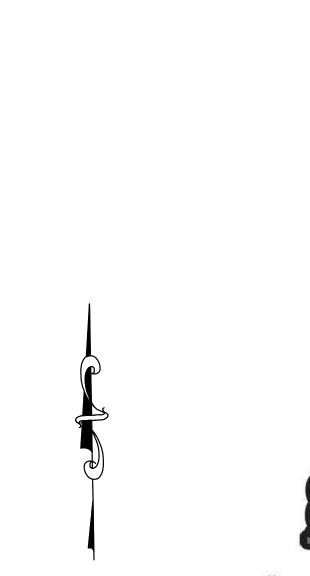
Call before you dig.

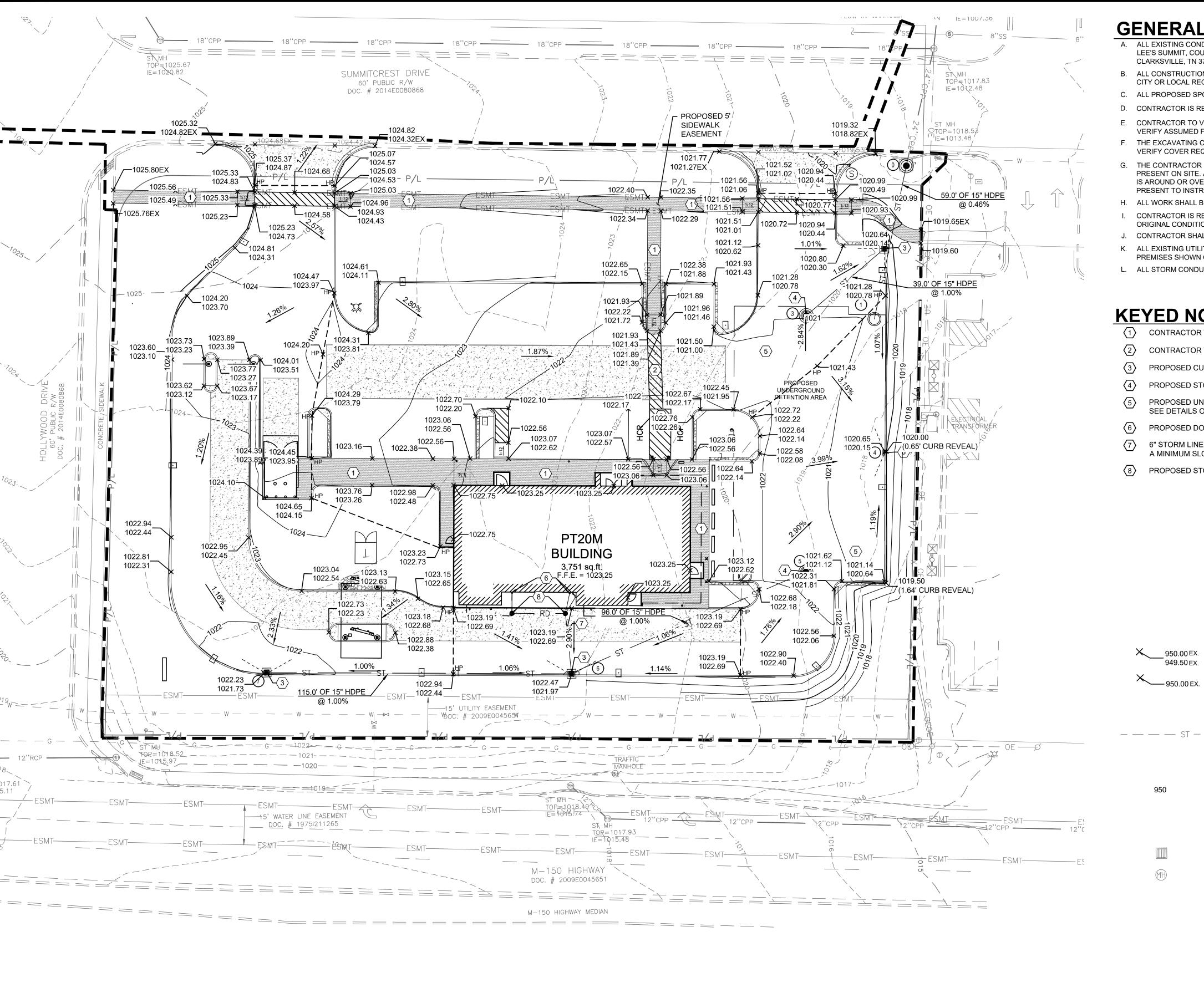
DRAWING

C-4.0

40497-21







- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON AND STATE OF MISSOURI, BY SURVEYOR: YOUNG-HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE CLARKSVILLE, TN 37040.
- ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- C. ALL PROPOSED SPOT ELEVATIONS SHOWN ARE TOP OF CURB AND FINAL GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- D. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- E. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND CONTACT ENGINEER PRIOR TO BEGINNING WORK IF DISCREPANCY IS FOUND. CONTRACTOR TO VERIFY ASSUMED FINISHED FLOOR ELEVATION PRIOR TO BEGINNING WORK.
- F. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED FROM PRIVATE PROPERTY. ALL TRAFFIC LANES MUST REMAIN OPEN AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER OR CITY.
- J. CONTRACTOR SHALL INSTALL AND BACKFILL STRUCTURES AND TRENCHES PER DETAILS ON SHEET C-7.1.
- ALL EXISTING UTILITIES ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON
- L. ALL STORM CONDUITS ARE ADS N-12 SMOOTH INTERIOR HDPE PIPE OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

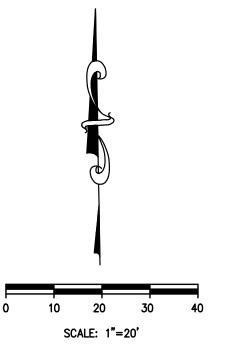
KEYED NOTES:

949.50 EX.

- CONTRACTOR TO MAINTAIN 2.00% MAX CROSS SLOPE ON SIDEWALK.
- CONTRACTOR TO MAINTAIN MAX 2.00% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
- PROPOSED CURB INLET AND FINGER DRAIN. SEE DETAILS ON SHEETS C-7.1 AND C-7.5.
- PROPOSED STORM MANHOLE/JUNCTION BOX. SEE DETAILS ON SHEET C-7.5 AND C-7.6.
- PROPOSED UNDERGROUND DETENTION SYSTEM, ADS STORMTECH MC-3500 CHAMBER SYSTEM, 19665 CF SEE DETAILS ON SHEET C-7.5.
- PROPOSED DOWNSPOUT COLLECTOR SYSTEM.
- 6" STORM LINE FROM ROOF DRAIN TO CONNECT TO PROPOSED STORM SYSTEM. CONTRACTOR TO MAINTAIN A MINIMUM SLOPE OF 1.00% ON ALL ROOF DRAIN PIPES.
- PROPOSED STORM CLEANOUT. SEE DETAIL ON SHEET C-7.1 FOR DETAILS

STORM STRUCTURE DATA

- **EXISTING STORM MANHOLE** RIM = 1018.53EX: 24" INV. (NE) = 1013.48 PR: 15" INV (SW) = 1013.48
- PROPOSED OUTLET CONTROL STRUCTURE RIM = 1020.84PR: 15" INV (NW) = 1013.75
- PROPOSED CURB INLET RIM = 1020.16PR: 15" INV (NW) = 1014.14
- (3) PROPOSED STORM MANHOLE RIM = 1020.97PR: 15" INV (NE) = 1013.75
- PROPOSED CURB INLET RIM = 1020.17
- 5 PROPOSED STORM MANHOLE RIM = 1021.49PR: 15" INV (SE) = 1013.75
- 6 PROPOSED CURB INLET RIM = 1021.71PR: 15" INV (NE) = 1014.71
- 7 PROPOSED CURB INLET RIM = 1021.75PR: 15" INV (E) = 1015.85





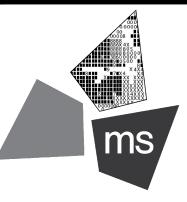
REVISION/DATE/DESCRIPTION

SIR UPDATES	09/13/21
60% SET	01/24/22
PDP APPLICATION TO CITY	02/24/22
RESPONSE TO CITY COMMENTS I	03/29/22

NOTICE

NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

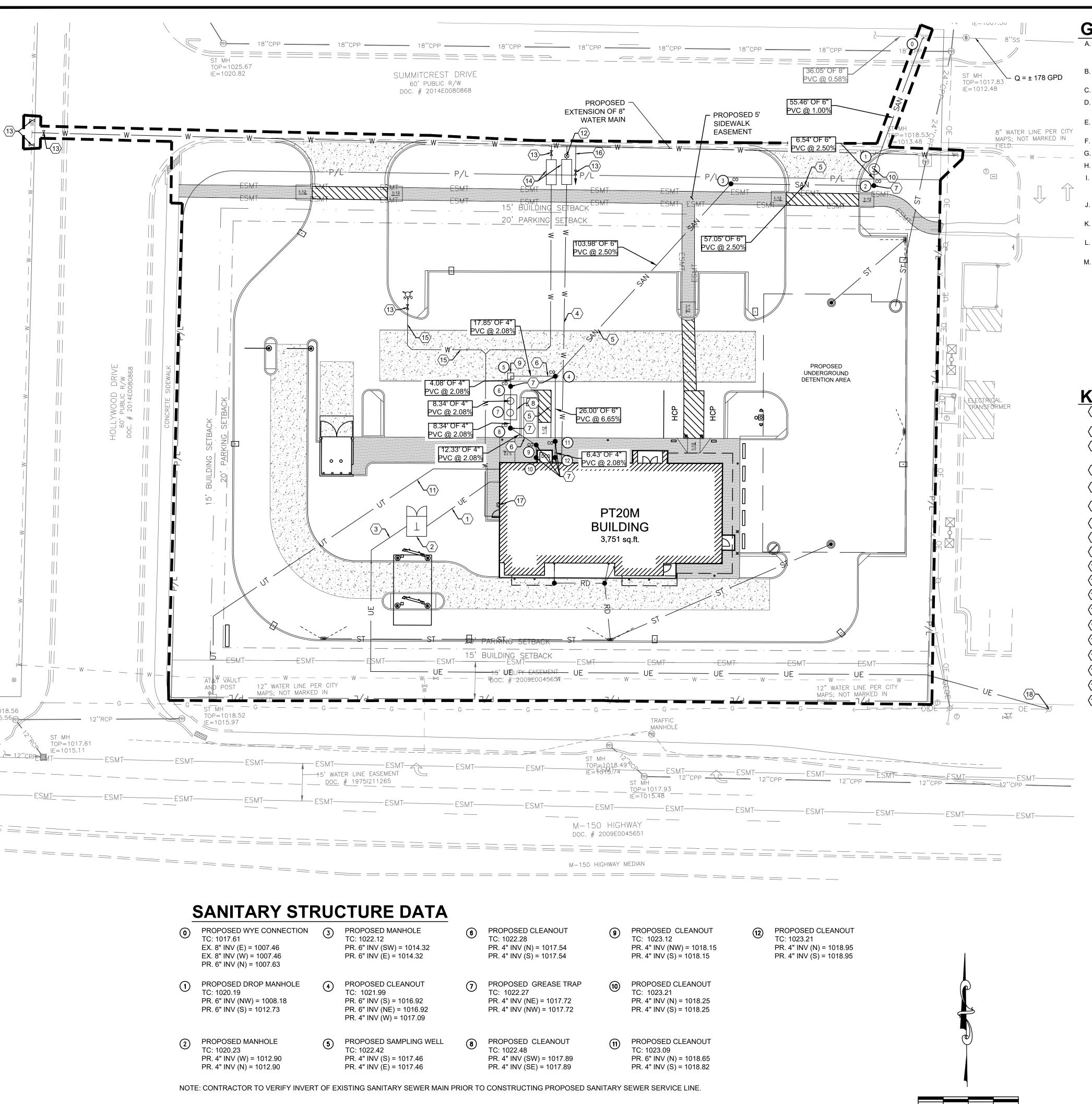
SHEET TITLE

SITE GRADING AND DRAINAGE PLAN

DRAWN BY: CHECKED BY: 40497-21 PROJECT NO:

DRAWING

C-5.0



- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON AND STATE OF MISSOURI, BY SURVEYOR: YOUNG-HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE CLARKSVILLE, TN 37040.
- B. ALL EXISTING UTILITIES, ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.
- C. CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 42" OVER PROPOSED WATER SERVICE.
- D. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- E. CLEANOUT LOCATIONS ARE NUMBERED ON PLAN. ALL CLEANOUTS IN PAVEMENT AREAS ARE TO BE H-20 RATED. CLEANOUTS SHALL BE INSTALLED PER DETAIL ON SHEET C-7.1.
- F. SEE PLUMBING PLANS FOR CONTINUATION OF UTILITY LINES INTO BUILDING.
- G. CONTRACTOR SHALL INSTALL AND BACKFILL ALL TRENCHES AND STRUCTURES PER DETAIL ON SHEET C-7.1.
- H. STORM SEWER SHOWN HERE FOR REFERENCE ONLY. SEE GRADING PLAN FOR DESIGN DATA
- I. THERE SHALL BE A MINIMUM 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER TAPS, WATER SERVICES, PRIVATE WATER SYSTEMS, AND ANY SANITARY AND/OR STORM SEWER SYSTEMS. WHERE 10 FEET HORIZONTAL SEPARATION CANNOT BE OBTAINED, THE BOTTOM OF THE WATER LINE
- J. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.
- K. CAUTION: OVERHEAD LINES ARE PRESENT ON SITE. CONTRACTOR TO TAKE SPECIAL CARE TO PREVENT DAMAGE TO THE LINES AND COORDINATE
- L. A SANITARY SEWER IMPACT STATEMENT THAT WILL ADDRESS THE PROPOSED DISCHARGE INTO THE EXISTING SANITARY SEWER RECEIVING SYSTEM, IF REQUIRED BY THE CITY ENGINEER.
- M. APPROPRIATE WATER SERVICE DEMAND DATA (INCLUDING, BUT NOT LIMITED TO, PLANNED LAND USAGE, DENSITIES OF PROPOSED DEVELOPMENT, PIPE SIZES, CONTOURS AND FIRE HYDRANT LAYOUT) TO ALLOW FOR THE PRELIMINARY ANALYSIS OF THE DEMAND FOR WATER SERVICE IF REQUIRED BY THE CITY ENGINEER.

KEYED NOTES

WITH UTILITY OWNER.

- PROPOSED PRIMARY ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE CONDUIT SIZE, NUMBER OF CONDUITS, CONNECTIONS, AND BEND RADII WITH UTILITY OWNER AND MEP PLANS. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY OWNER.
- 2 PROPOSED ELECTRIC TRANSFORMER. COORDINATE DETAILS AND LOCATION WITH UTILITY OWNER AND ELECTRICAL PLANS.
- PROPOSED SECONDARY ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE CONDUIT SIZE, NUMBER OF CONDUITS, CONNECTIONS, AND BEND RADII WITH UTILITY OWNER AND MEP PLANS. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY OWNER.
- PROPOSED TYPE K COPPER 1.5" DOMESTIC WATER SERVICE. INCLUDE IN BASE BID ALL VALVES, PIPING, STRUCTURES, ETC. THAT WILL BE
- REQUIRED. SEE MEP PLANS FOR CONTINUATION INTO BUILDING. SEE DETAIL ON SHEET C-7.2.

 PROPOSED 6" SANITARY SEWER. ASTM D3034, SDR-26. SEWER TO HAVE MINIMUM SLOPE OF 1.00%. CONTRACTOR TO MAINTAIN A MINIMUM OF
- 36" OF COVER OF SEWER LINES.

 PROPOSED 4" SANITARY SEWER. ASTM D3034, SDR-26. SEWER TO HAVE MINIMUM SLOPE OF 2.08%. CONTRACTOR TO MAINTAIN A MINIMUM OF
- 6 36" OF COVER OF SEWER LINES.
- PROPOSED SANITARY CLEANOUT (TYP.). SEE DETAIL ON SHEET C-7.1.
- (8) GREASE TRAP REQUIRED. SEE PLUMBING SHEETS FOR DETAILS.
- MONITORING WELL, SEE PLUMBING PLANS FOR DETAILS
- PROPOSED SANITARY SEWER SERVICE DROP MANHOLE. SEE DETAIL ON SHEET C-7.2.
- 2" PVC CONDUIT FOR UNDERGROUND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY OWNER.
- PROPOSED DOMESTIC WATER METER PER CITY OF LEE'S SUMMIT STANDARD DRAWING WAT-11. SEE SHEET C-7.2.
- PROPOSED WATER VALVE PER LOCAL REGULATIONS AND DETAILS.
- PROPOSED BACKFLOW PREVENTER VAULT PER CITY OF LEE'S SUMMIT STANDARD DRAWING WAT-12. SEE SHEET C-7.2.
- PROPOSED 6" FIRE SERVICE LINE.
- PROPOSED 1" IRRIGATION LINE. SEE IRRIGATION PLAN FOR MORE INFORMATION.
- PROPOSED FIRE DEPARTMENT CONNECTION.
- PROPOSED ELECTRICAL CONNECTION. CONTRACTOR TO COORDINATE WITH UTILITY OWNER.
- PROPOSED SANITARY SEWER WYE CONNECTION TO EXISTING SANITARY SEWER STUB. SEE DETAIL ON SHEET C-7.2.

LEGEND

SCALE: 1"=20'

EXISTING	PROPOSED	DESCRIPTION
		 CONSTRUCTION LIMITS
- — — ST — -	ST	- STORM LINE
-	RD	_ ROOFDRAIN/UNDERDRAIN
- — SAN — -	SAN	SANITARY LINE
	● ^{co}	SANITARY CLEANOUT
(\$)	S	SANITARY MANHOLE
	00	SANITARY GREASE TRAP
w	W	- WATER LINE
Ξ		FIRE HYDRANT
	€	WATER METER
	——— UE ———	 UNDERGROUND ELECTRIC LINE
	FR	ELECTRIC TRANSFORMER
-	UT	 UNDERGROUND TELEPHONE LINE
	P	LIGHT POLE



REVISION/DATE/DESCRIPTION

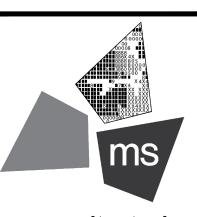
-	SIR UPDATES	09/13/21
	60% SET	01/24/22
	PDP APPLICATION TO CITY	02/24/22
	RESPONSE TO CITY COMMENTS I	03/29/22

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.

NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE UTILITY PLAN

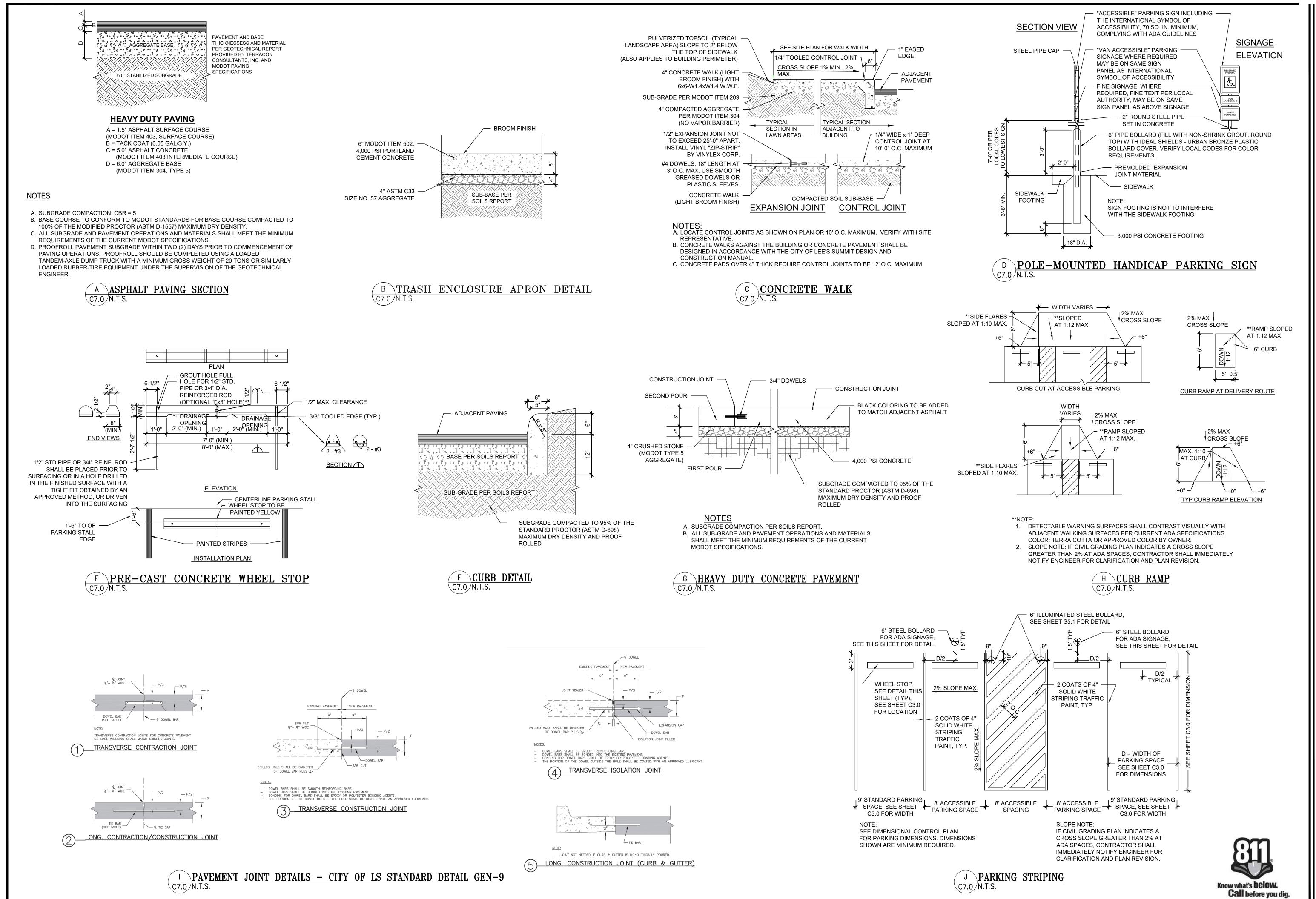
DRAWN BY: TDB

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING

C-6.0



REVISION/DATE/DESCRIPTION

 SIR UPDATES
 09/13/21

 60% SET
 01/24/22

 PDP APPLICATION TO CITY
 02/24/22

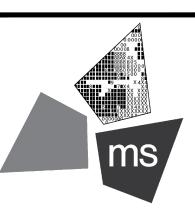
 RESPONSE TO CITY COMMENTS I
 03/29/22

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.

NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DETAILS

DRAWN BY: TDB

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING

TRENCH / BACKFILL NOTES

- A. BEDDING THICKNESS UNDER PIPE BARREL b, SHALL BE 1/8 OF Bc; 6" MIN. Bc IS OUTSIDE
- DIAMETER OF PIPE AT BELL. B. THE HAUNCH AREA OF THE PIPE MUST BE FULLY SUPPORTED; THEREFORE THE BEDDING
- MATERIAL SHALL BE HAND PLACED AND COMPACTED UNDER THE PIPE HAUNCH. C. IF UNPAVED AREA IS WITHIN 10' OF PAVEMENT OR STRUCTURE THEN FOLLOW TRENCH
- GUIDELINES FOR PAVED AREA. D. PIPE DIAMETER OF 4" OR SMALLER SHALL HAVE A MAXIMUM TRENCH WIDTH OF 12".
- E. BEDDING AND INITIAL BACKFILL SHALL BE SAND FOR ALL UTILITY CONDUIT CARRYING WATER, ELECTRIC, GAS, AND TELEPHONE.

A TRENCH BACKFILL DETAIL

MANHOLE FOR PAVED #3 REBAR EACH WAY -- INSTALL FLUSH WITH GRADE 2.5'x2.5' CONCRETE IN LANDSCAPE AREA ONLY COLLAR (8" THICKNESS MINIMUM) **ASPHALT OR CONCRETE** PAVING SEE GRADING PLAN CLEANOUT PLUG, 3" **BELOW PAVING OR 1"** ABOVE FINAL LANDSCAPE GRADE LONG SWEEP WYE CRUSHED AGGREGATE, COMPACTED TO 98% STD. FLOW — PROCTOR TRENCH BACKFILL SINGLE CLEANOUT-PER DETAIL INDICATED "C.O." ON PLANS DOUBLE CLEANOUT - INDICATED "D.C.O." ON PLANS CLEANOUT LOCATIONS INDICATED ON GRADING AND UTILITY PLANS AS "CO" FOR SINGLE CLEANOUT AND "DCO" FOR DOUBLE CLEAN OUT.

PROVIDE CLEANOUTS AS SPECIFIED: ZURN Z-1400 CLEANOUTS IN NON-TRAFFIC AREAS AND SIDEWALKS

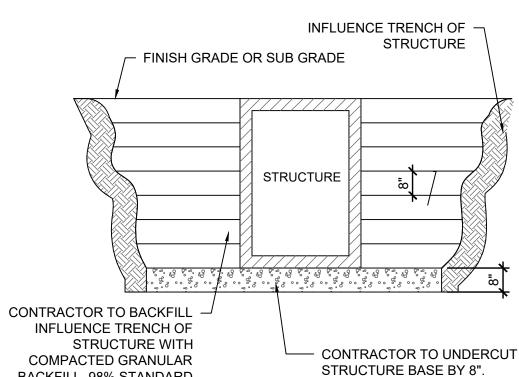
MANHOLE, OPW #104 A12 - DOVER CORP./OPW DIV.

ZURN-1449 CLEANOUTS IN LANDSCAPED AREAS ZURN Z-1400 HD CLEANOUTS IN TRAFFIC AREAS WITH A "SERVICE STATION" TYPE

B PIPE CLEANOUT DETAIL

4" PERFORATED HDPE, AASHTO M252 CLASS II, PRE-WRAPPED - PAVEMENT OVER COMPACTED WITH FILTER FABRIC - (4) PER CATCH BASIN. EACH 10'-0" LONG GRAVEL BASE - DO NOT CRUSH SLOPED AT 2.0% MINIMUM BACK TO STORM STRUCTURE NON WOVEN GEOTEXTILE FABRIC OVER SOIL AT EACH FINGER DRAIN 1'-0" 1'-0" 1'-0" NOTES

A. THE INTENTION OF THE FINGER DRAIN SYSTEM IS TO PREVENT EXCESS WATER ACCUMULATION AT THE LOW POINTS IN THE GRAVEL BASE AT DRAINAGE STRUCTURES. SYSTEM TO BE INSTALLED TO ASSURE ADEQUATE DRAINAGE OF PAVEMENT BASE.



PROCTOR (FULL DEPTH).

BACKFILL, 98% STANDARD

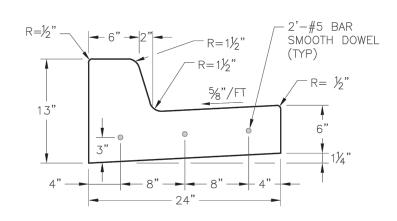
STRUCTURE BACKFILL NOTES A. BACKFILL TO BE PLACED IN 8" LIFTS B. NO ON SITE FILL WILL BE ALLOWED FOR UTILITY STRUCTURES.

D STRUCTURE BACKFILL

REPLACE WITH COMPACTED

GRANULAR BACKFILL, 95%

STANDARD PROCTOR



STRAIGHT BACK CURB &

(TYPE CG-1)

PROVIDE EXPANSION JOINT IN

CURB REPLACEMENT DETAIL

GENERAL NOTES

E CONCRETE CURB AND GUTTER DETAIL - CITY OF LS STANDARD DETAIL GEN-4

1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE

2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.

3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH

4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.

5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.

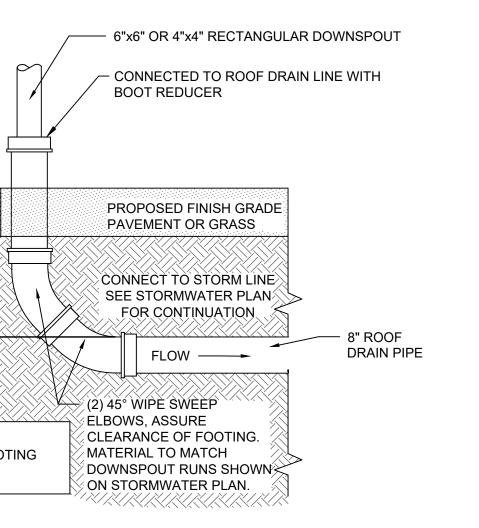
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.

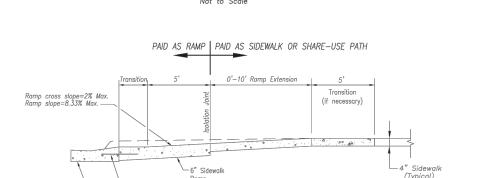
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

- 6"x6" OR 4"x4" RECTANGULAR DOWNSPOUT CONNECTED TO ROOF DRAIN LINE WITH **BOOT REDUCER** BUILDING INTERIOR PROPOSED FINISH GRADE PAVEMENT OR GRASS CONNECT TO STORM LINE SEE STORMWATER PLAN FOR CONTINUATION FLOW — (2) 45° WIPE SWEEP SELBOWS, ASSURE CLEARANCE OF FOOTING. **BUILDING FOOTING** MATERIAL TO MATCH DOWNSPOUT RUNS SHOWN ON STORMWATER PLAN.

EXTERIOR DOWNSPOUT BOOT





TYPE A SIDEWALK/SHARED-USE RAMP

IF DISTANCE EXCEEDS 5' ADJUST

, may be used.

(See Note 2)

R | SIDEWALK RAMP TS TURNING SPACE 3-D VIEW TYPE A SIDEWALK/SHARED-USE RAMP DETECTABLE SURFACE AS SHOWN IN ALTERNATE DETAIL. PAID AS RAMP | PAID AS SIDEWALK/SHARED-USE PATH ALTERNATE DETECTABLE SURFACE LAYOUT SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES: 1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE. --SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.

2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION. 3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND

4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK. 5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND

ADA MAXIMUM CROSS SLOPE = 2.0% *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.

7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.

8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR 9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS

REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A 10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

(Where Necessary)
Detail @ Right —

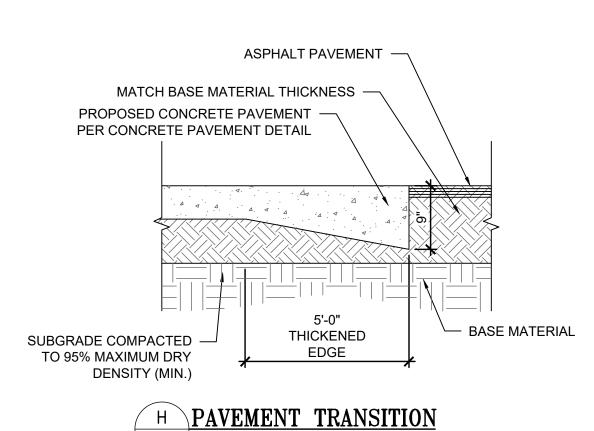
SECTION A-A

TYPE A & B SIDEWALK RAMP

ADA RAMP RETROFIT DETAIL - CITY OF LS STANDARD DETAIL GEN-3A C7.1 N.T.S.



CURB AT SLAB JOINT LOCATION FINISHED · GRADE - #3 @ 18" O.C.E.W. 3 #4 DIA. CONT #3 @ 18" O.C



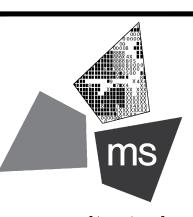
REVISION/DATE/DESCRIPTION

SIR UPDATES 09/13/21 01/24/22 60% SET PDP APPLICATION 02/24/22 TO CITY RESPONSE TO CITY 03/29/22 COMMENTS I

NOTICE

THIS ARCHITECTURAL AND ENGI-NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DETAILS

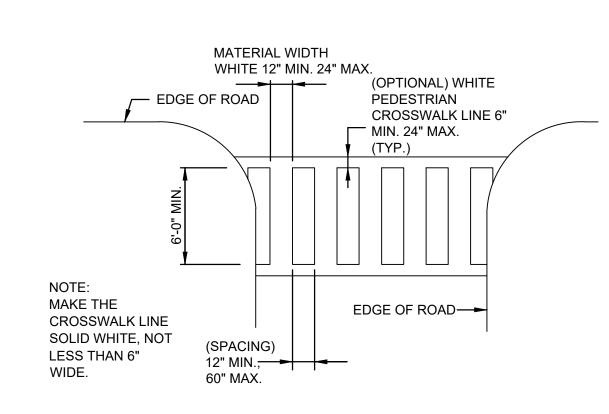
DRAWN BY: CHECKED BY:

40497-21

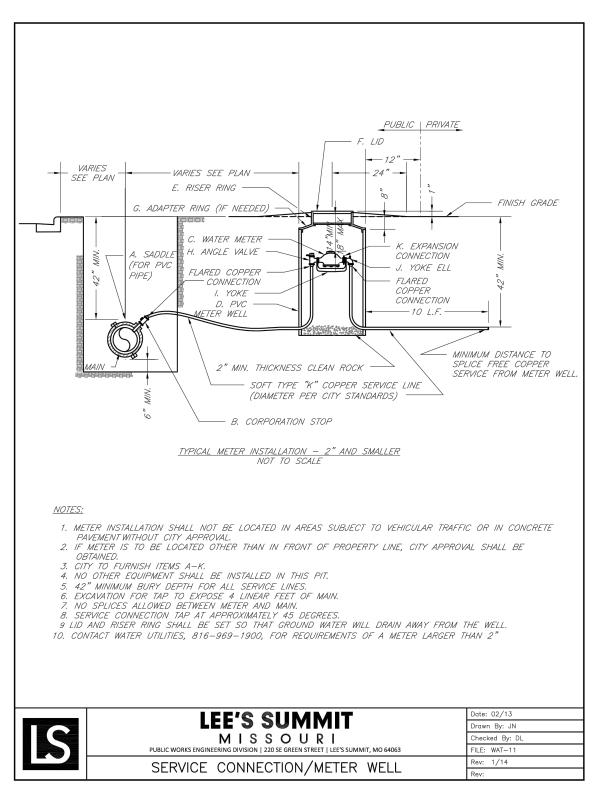
DRAWING

PROJECT NO:

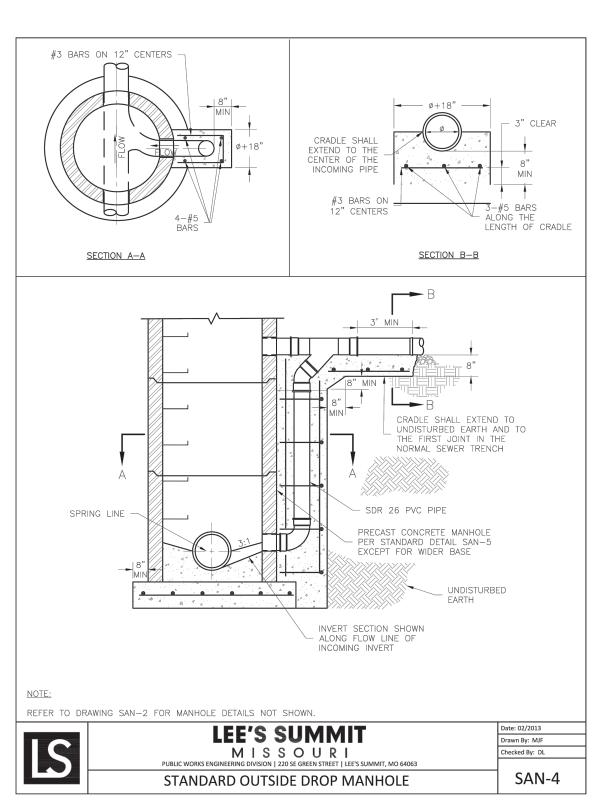
A VALVE STEM EXTENSION AND VALVE BOX C7.2 N.T.S.



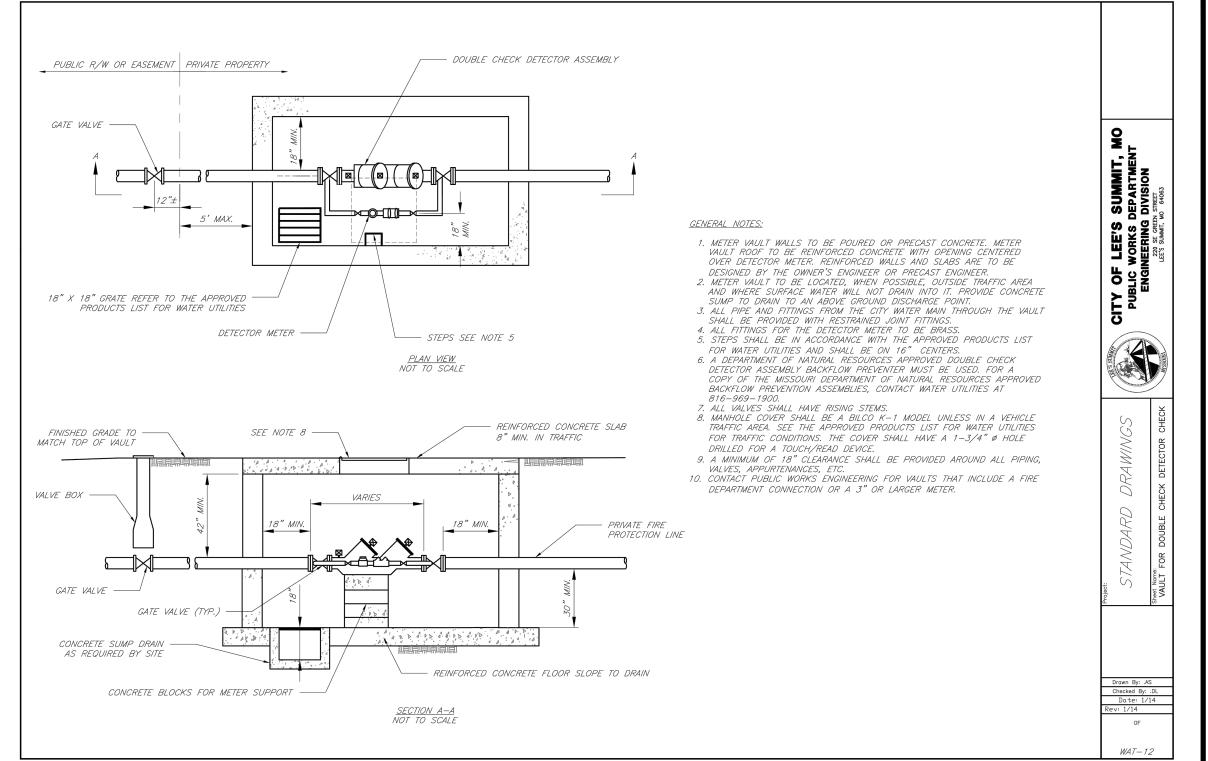
D SIDEWALK CROSSING DETAIL C7.2 N.T.S.



B SERVICE CONNECTION/METER WELL C7.2 N.T.S.

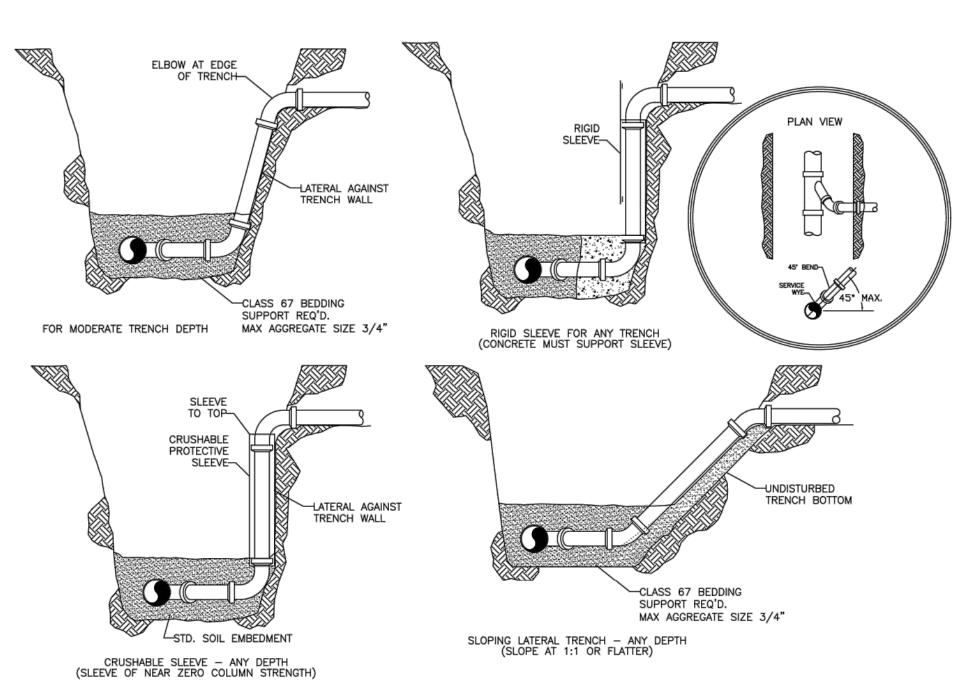


E STANDARD DROP MANHOLE DETAIL C7.2 N.T.S.



C VAULT FOR DOUBLE CHECK DETECTOR CHECK C7.2 N.T.S.

SANITARY SEWER SERVICE WYE



F SANITARY SERVICE WYE DETAIL C7.2 N.T.S.



REVISION/DATE/DESCRIPTION

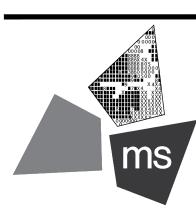
SIR UPDATES 09/13/21
60% SET 01/24/22
PDP APPLICATION 02/24/22
TO CITY 03/29/22
COMMENTS I 09/13/21

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.

NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DETAILS

DRAWN BY: TDB

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING

DUMPSTER - GATE INSIDE FACE

SCALE 1/4" = 1'-0"



REVISION/DATE/DESCRIPTION

KEYNOTES

14'-0"

DUMPSTER - ENLARGED

SCALE 1/4" = 1'-0"

 SIR UPDATES
 09/13/21

 60% SET
 01/24/22

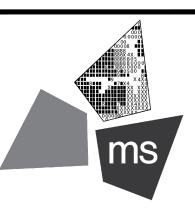
 PDP APPLICATION TO CITY RESPONSE TO CITY COMMENTS I
 02/24/22

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.

NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DETAILS

DRAWN BY: TDB

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING





WHATABURGER - LEES SUMMIT (2)

LEES SUMMIT, MO

- MC-3500 STORMTECH CHAMBER SPECIFICATIONS 1. CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS. 3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASSHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (-1 MIN) ASAFTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:

 10 MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING
- STACKING LUGS.

 TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3". TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DOWNING INSTALLATION, 8) THE ARCH STIFFNESS CONSTANT SO DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/INIVI. AND D) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:

 THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

 THE STRUCTURAL EVALUATION SHALL DE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

 THE STRUCTURAL EVALUATION SHALL DE MONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.

 THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- 9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.





IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.

2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE". 3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
STORESHOOTER LOCATED OFF THE CHAMBER BED.
BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.

THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.

5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE. 6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.

INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.

8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3
OR #4 9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.

10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.

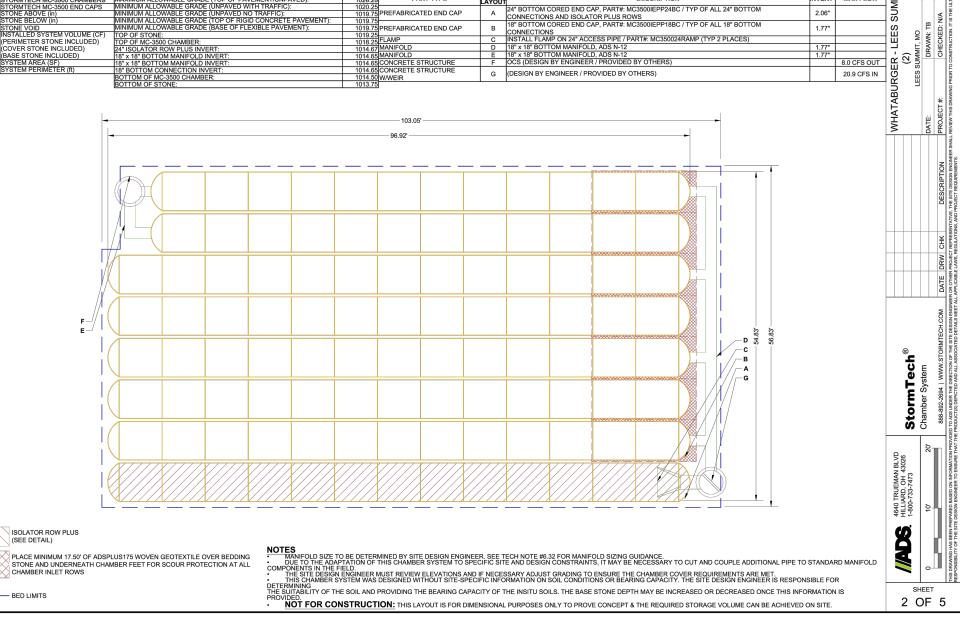
NOTES FOR CONSTRUCTION EQUIPMENT

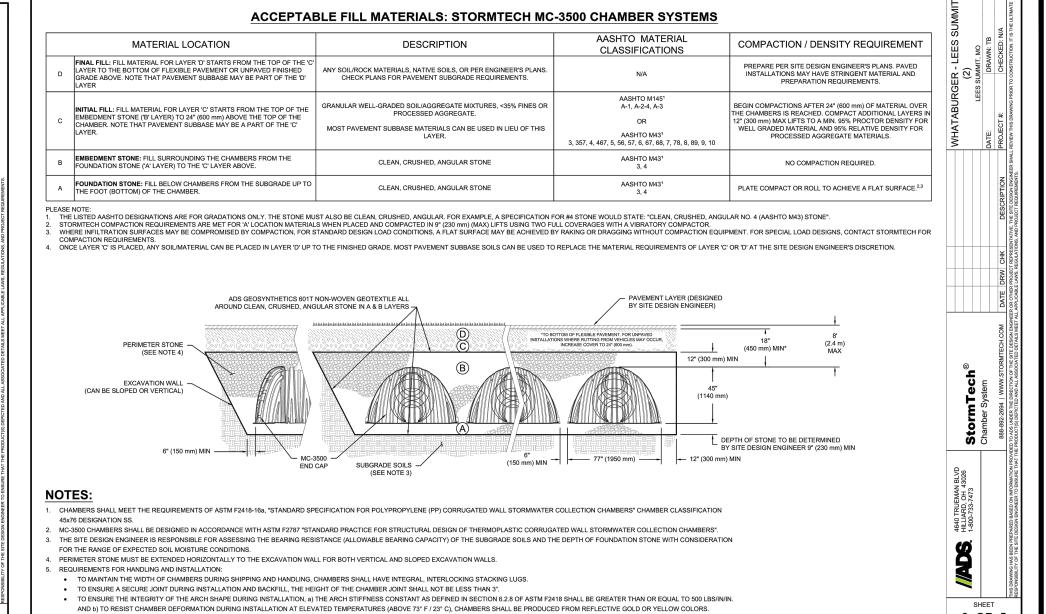
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".

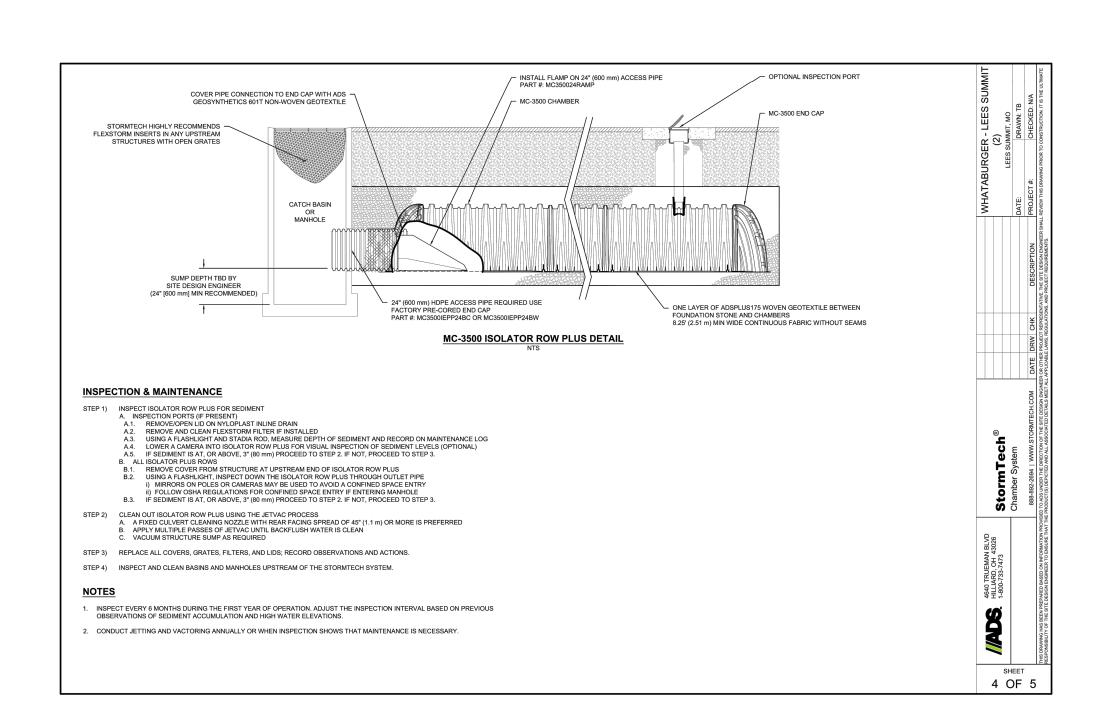
THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".

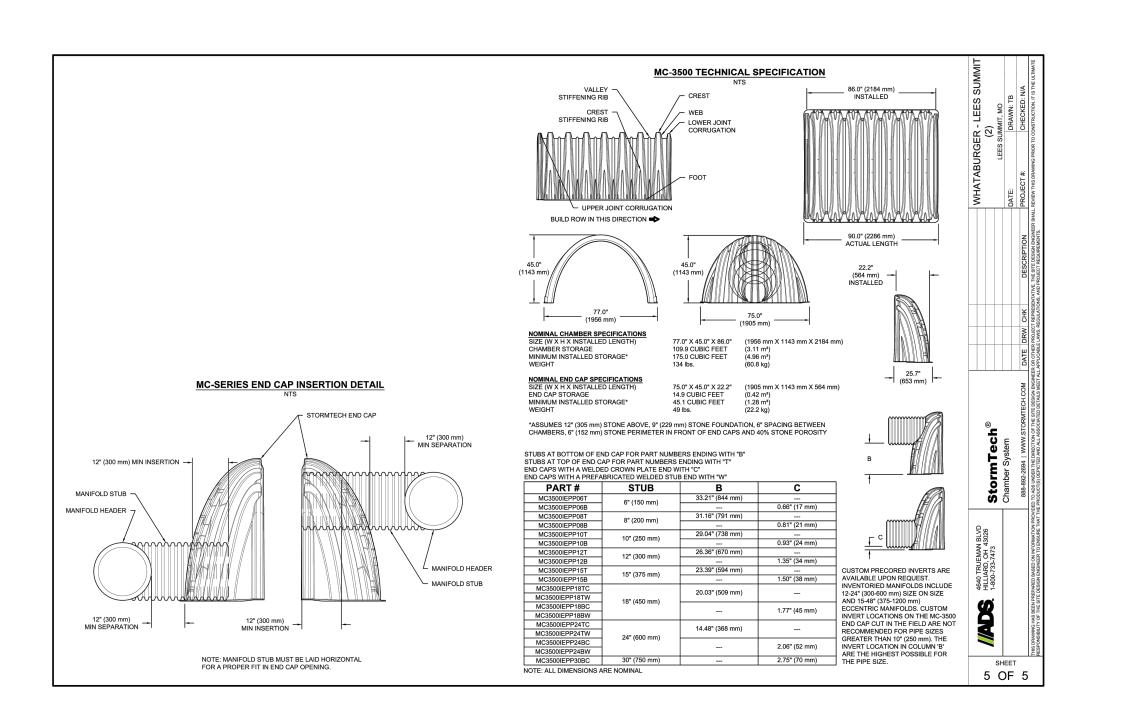
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.











REVISION/DATE/DESCRIPTION

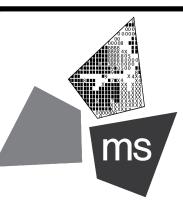
SIR UPDATES 09/13/21 01/24/22 60% SET PDP APPLICATION 02/24/22 TO CITY RESPONSE TO CITY 03/29/22 COMMENTS I

NOTICE

3 OF 5

THIS ARCHITECTURAL AND ENGI-NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

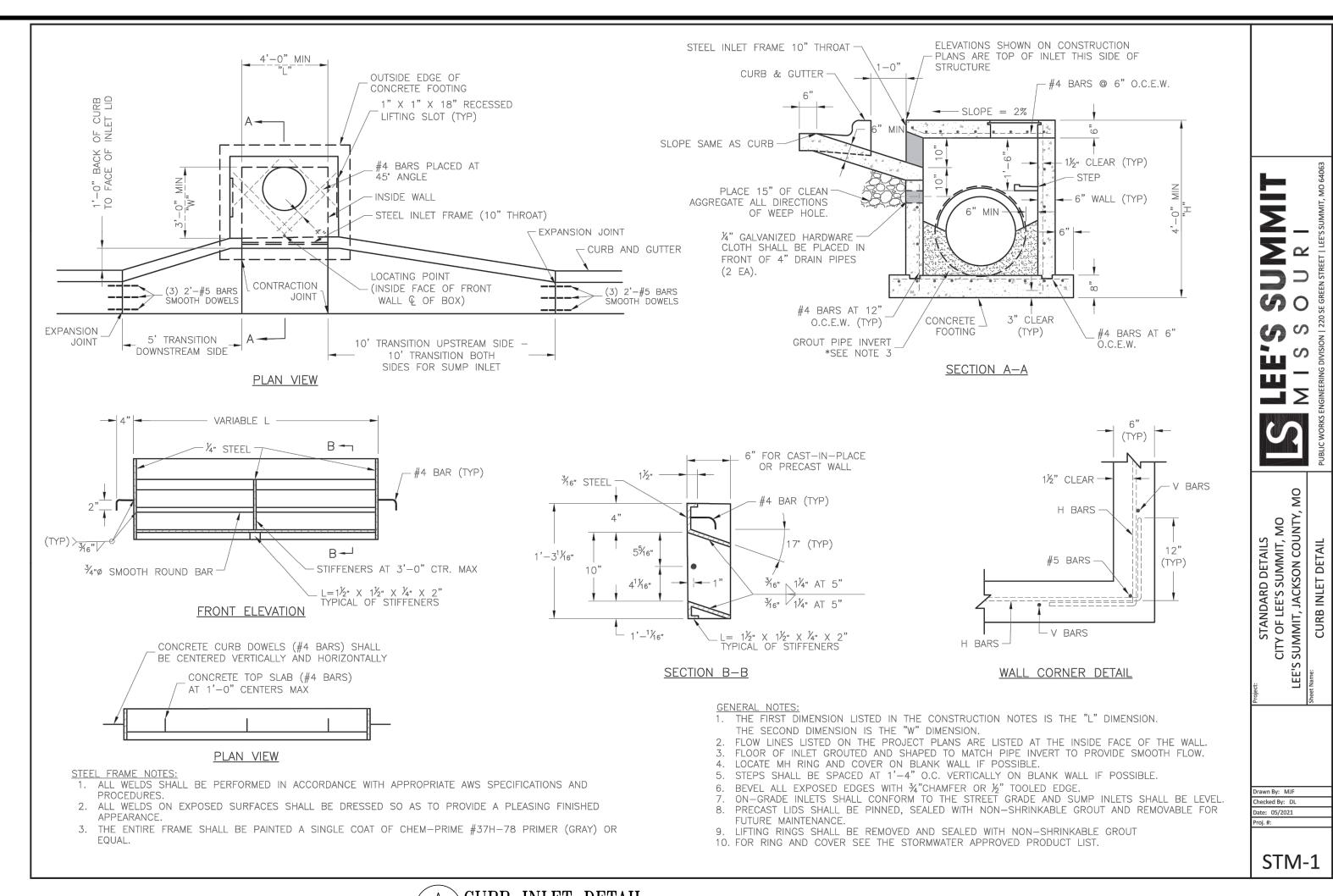
SITE DETAILS

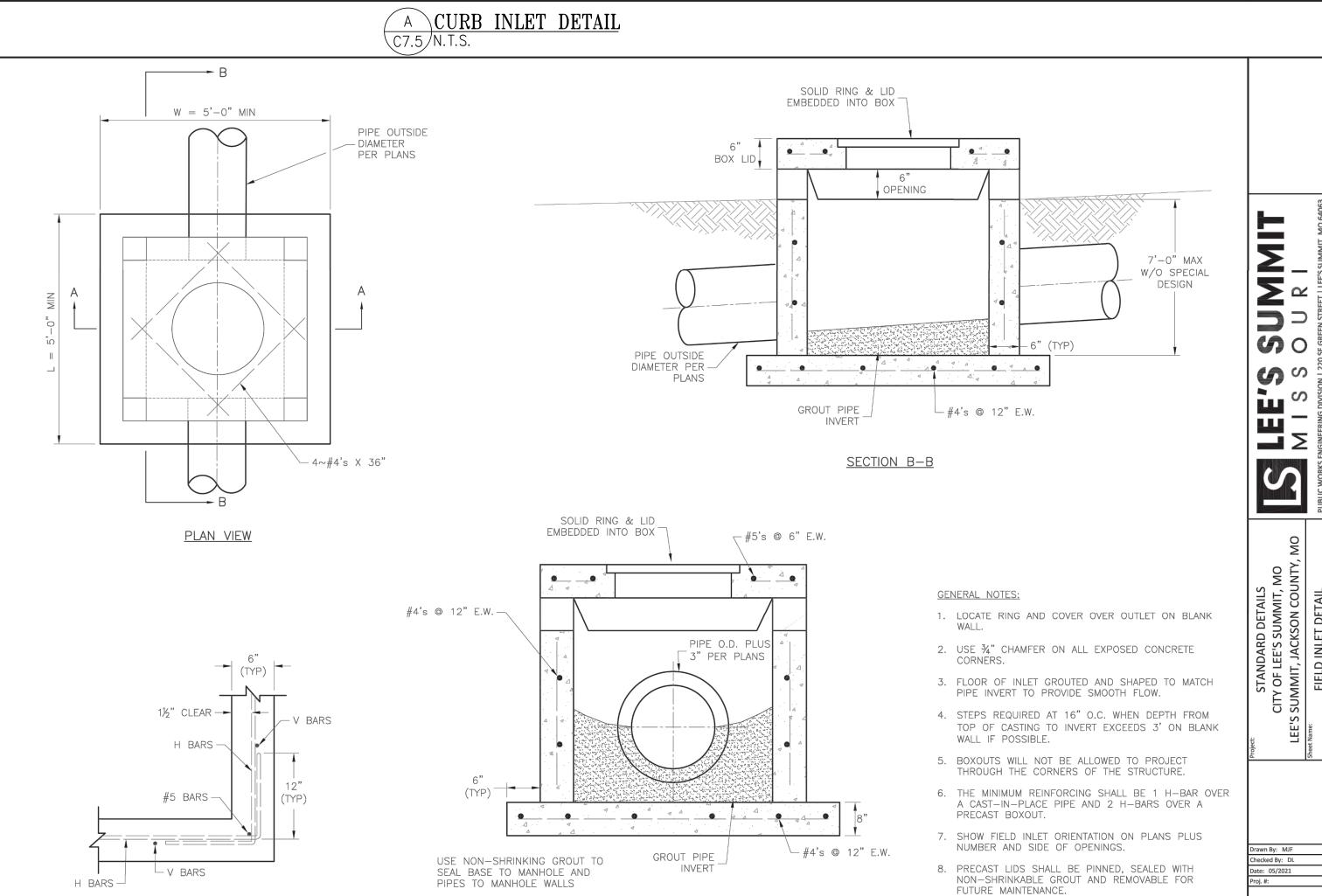
DRAWN BY: PJK CHECKED BY: 40497-21 PROJECT NO:

C-7.4

DRAWING

WALL CORNER DETAIL



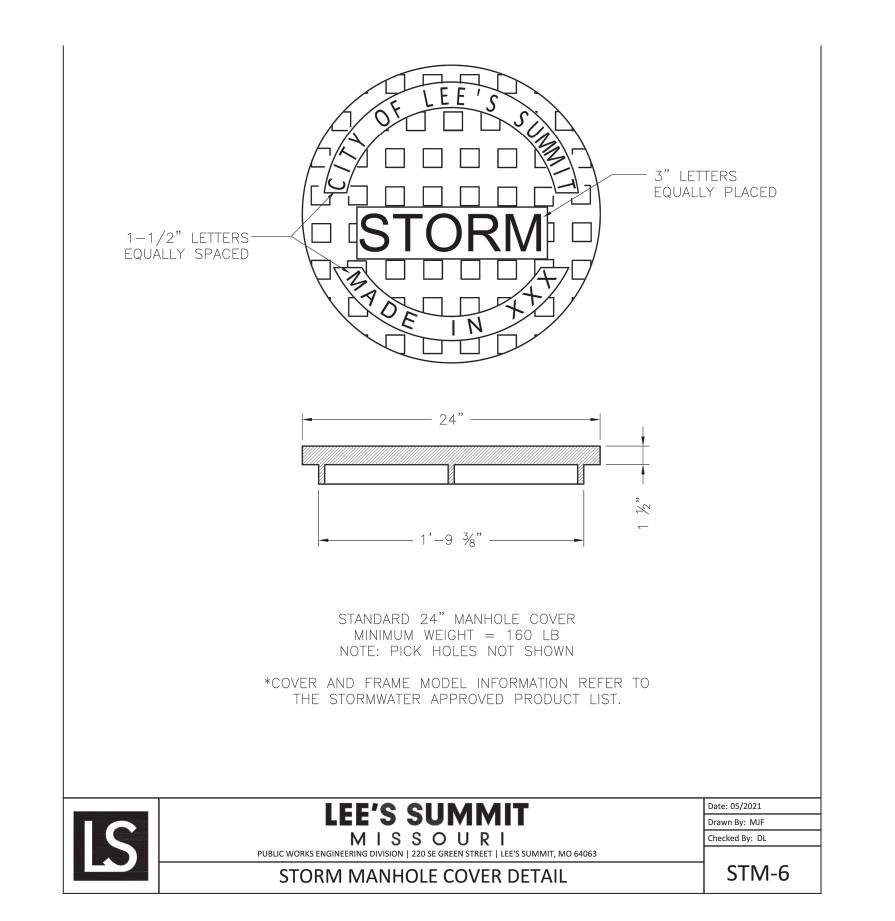


SECTION A-A

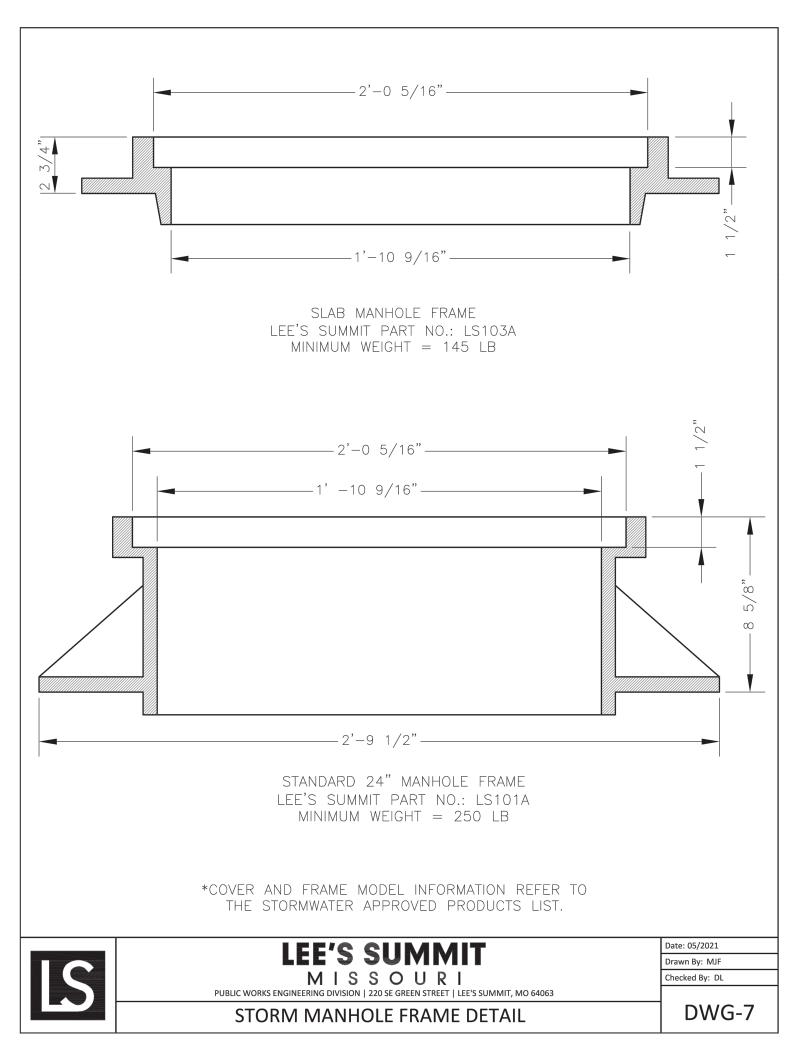
B FIELD INLET DETAIL

9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

STM-2



C STORM MANHOLE COVER DETAIL C7.5 N.T.S.



D STORM MANHOLE FRAME DETAIL C7.5 N.T.S.



REVISION/DATE/DESCRIPTION

SIR UPDATES 09/13/21

60% SET 01/24/22

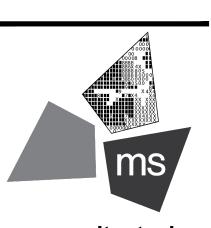
PDP APPLICATION 02/24/22
TO CITY
RESPONSE TO CITY 03/29/22
COMMENTS I 03/29/22

NOTIC

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT.

NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

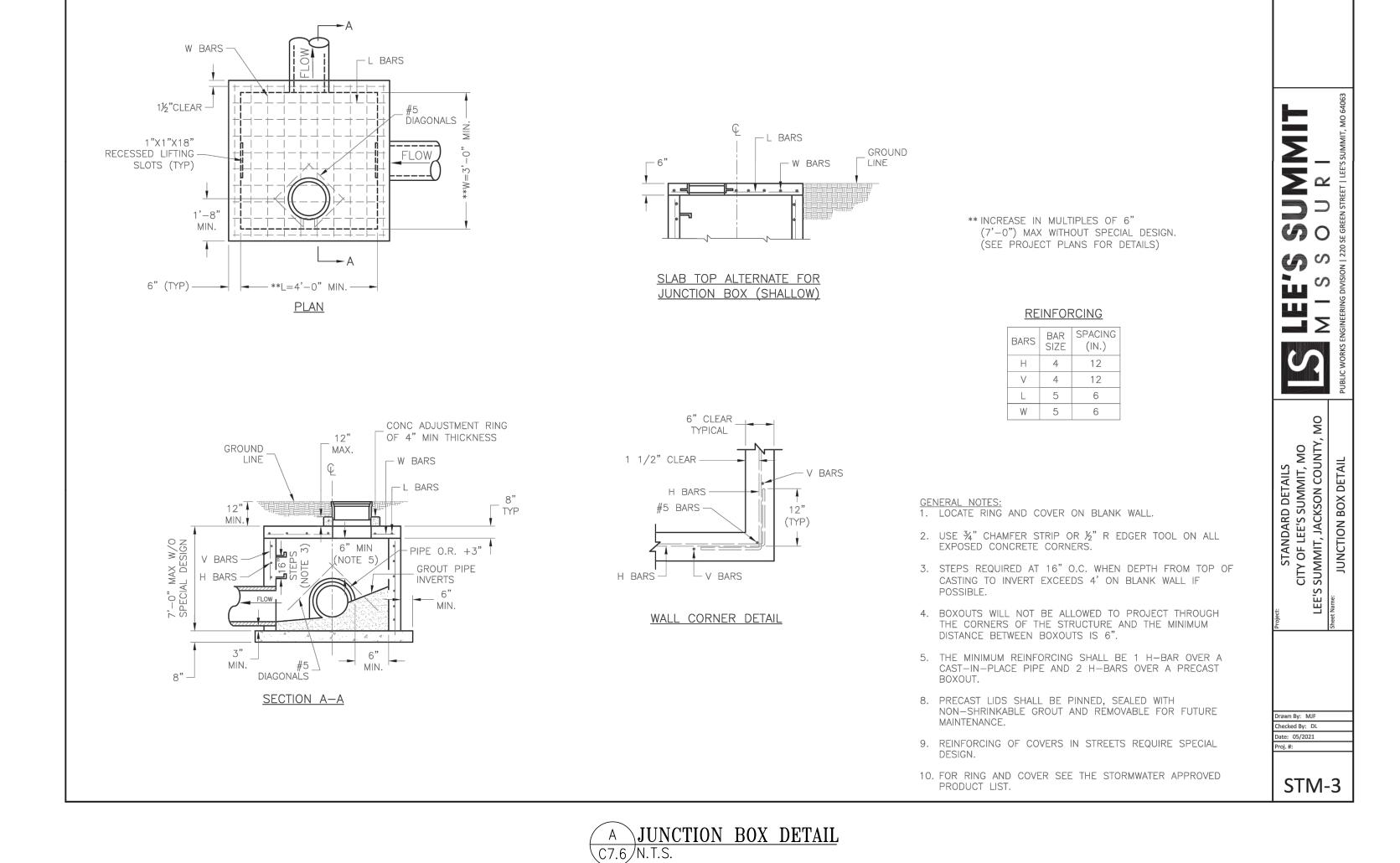
SITE DETAILS

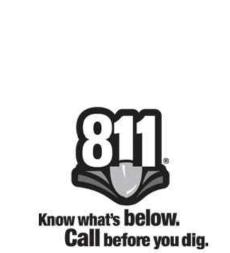
DRAWN BY: TDB

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING





REVISION/DATE/DESCRIPTION

 SIR UPDATES
 09/13/21

 60% SET
 01/24/22

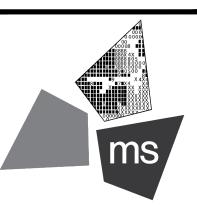
 PDP APPLICATION TO CITY
 02/24/22

 RESPONSE TO CITY COMMENTS I
 03/29/22

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

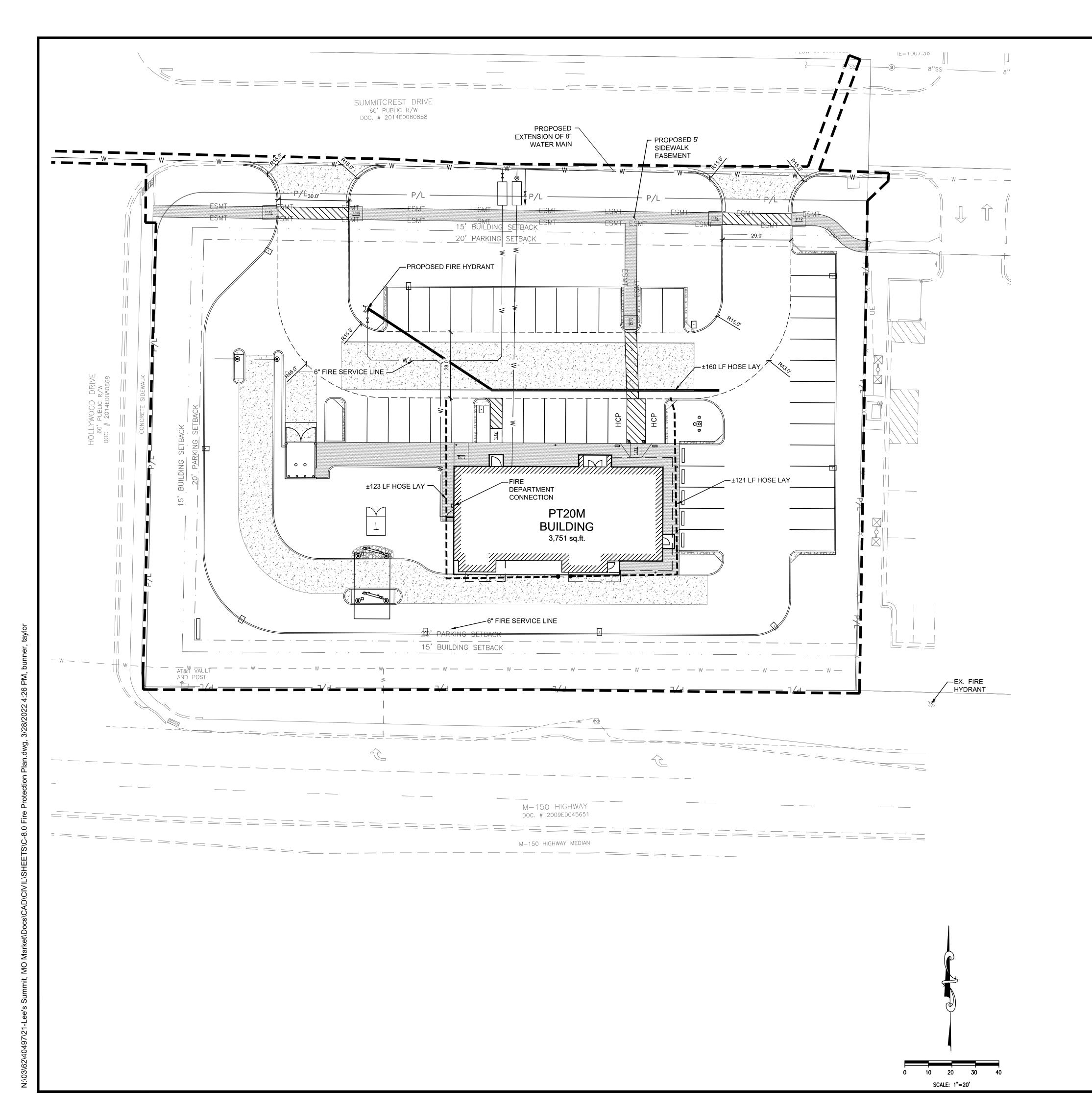
SITE DETAILS

DRAWN BY: TDE

CHECKED BY: PJK

PROJECT NO: 40497-21

DRAWING

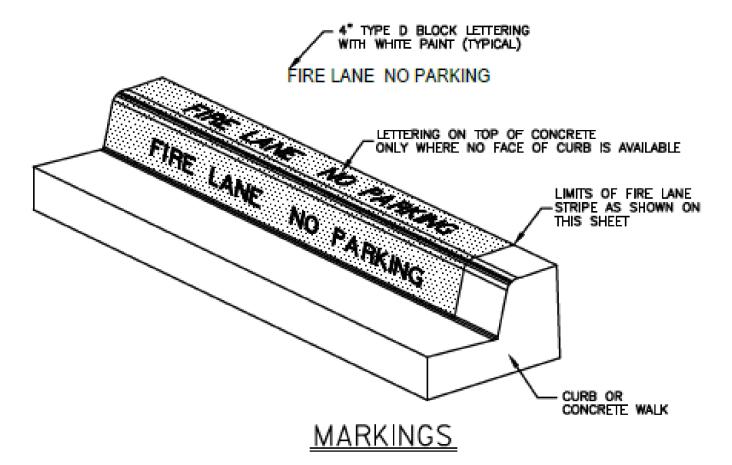


DETAILS SHOWN ON THIS SHEET ARE SCHEMATIC. CONTRACTOR TO CONFIRM MARKINGS CONFORM TO ALL CODES AND REGULATIONS.

LEGEND

EXISTING PROPOSED DESCRIPTION PROPERTY LINE FIRE HYDRANT ---- FIRE LANE

FIRE HOSE HAND LAY

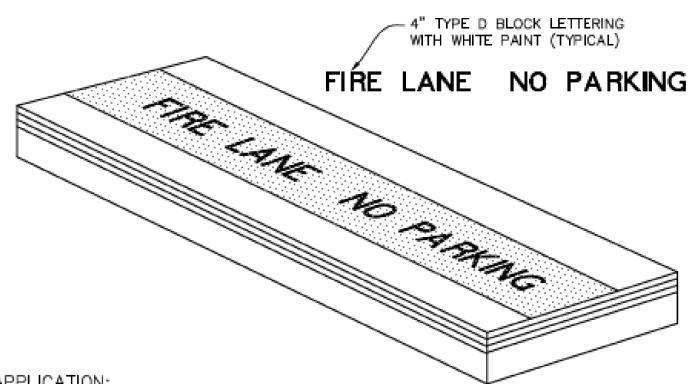


APPLICATION:

- LOW CURB (HEADER CURB) OR CONCRETE PAVEMENT: PAINT RED LANE STRIPE AND WHITE LETTERS ON TOP OF CURB
- 3. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

FIRE LANE STRIPING DETAIL

NOT-TO-SCALE



1. CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING

2. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE. 3. SEE SITE, STRIPING AND DIMENSIONAL CONTROL PLAN FOR CURB TYPES &

4. 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE

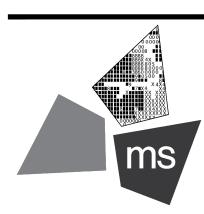




SIR UPDATES	09/13/21
60% SET	01/24/22
PDP APPLICATION TO CITY	02/24/22
RESPONSE TO CITY COMMENTS I	03/29/22

NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

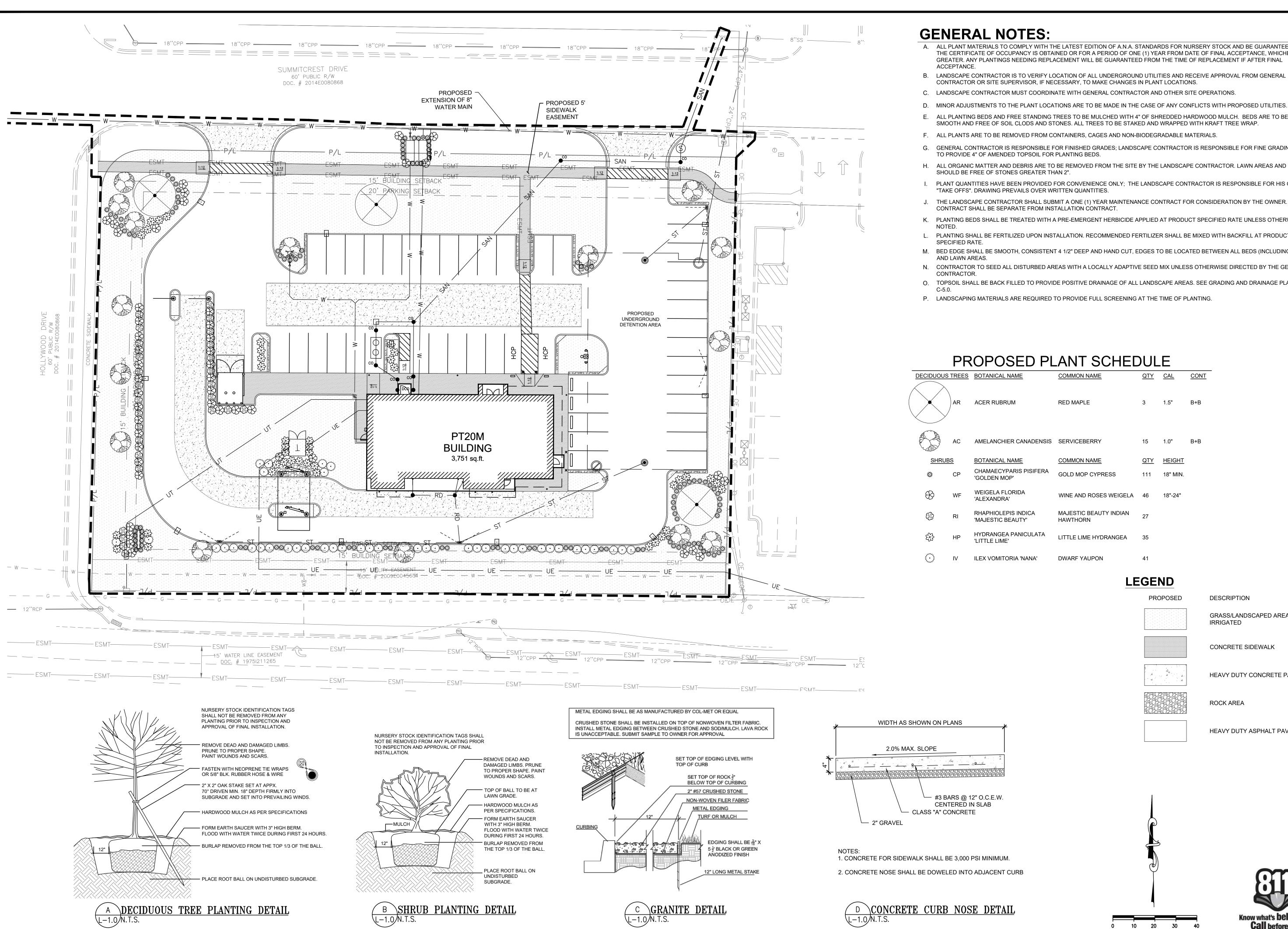
SHEET TITLE

FIRE PROTECTION PLAN

DRAWN BY:	TDB
CHECKED BY:	PJK
PROJECT NO:	40497-21

DRAWING

C-8.0



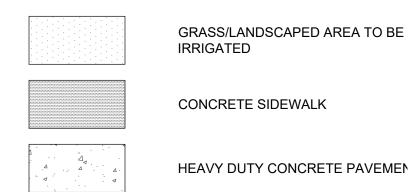
- A. ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF A.N.A. STANDARDS FOR NURSERY STOCK AND BE GUARANTEED UNTIL THE CERTIFICATE OF OCCUPANCY IS OBTAINED OR FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE, WHICHEVER IS GREATER. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL
- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GENERAL
- C. LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.
- ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD MULCH. BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL TREES TO BE STAKED AND WRAPPED WITH KRAFT TREE WRAP.
- F. ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES AND NON-BIODEGRADABLE MATERIALS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES; LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.
- H. ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS
- I. PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY; THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS". DRAWING PREVAILS OVER WRITTEN QUANTITIES.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER.
- K. PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE
- L. PLANTING SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER SHALL BE MIXED WITH BACKFILL AT PRODUCT
- M. BED EDGE SHALL BE SMOOTH, CONSISTENT 4 1/2" DEEP AND HAND CUT, EDGES TO BE LOCATED BETWEEN ALL BEDS (INCLUDING TREES)
- N. CONTRACTOR TO SEED ALL DISTURBED AREAS WITH A LOCALLY ADAPTIVE SEED MIX UNLESS OTHERWISE DIRECTED BY THE GENERAL
- O. TOPSOIL SHALL BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF ALL LANDSCAPE AREAS. SEE GRADING AND DRAINAGE PLAN SHEET

PROPOSED PLANT SCHEDULE

DECIDUOU	S TREES	BOTANICAL NAME	COMMON NAME	<u>QTY</u>	CAL	CONT
	AR	ACER RUBRUM	RED MAPLE	3	1.5"	В+В
	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	15	1.0"	B+B
SHRUBS		BOTANICAL NAME	COMMON NAME	<u>QTY</u>	<u>HEIGHT</u>	
	СР	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLD MOP CYPRESS	111	18" MIN.	
⇔	WF	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGELA	46	18"-24"	
	RI	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	27		
£3	HP	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	35		
30 · C	IV	ILEX VOMITORIA 'NANA'	DWARF YAUPON	41		

LEGEND

PROPOSED



DESCRIPTION

HEAVY DUTY ASPHALT PAVEMENT

ROCK AREA

SCALE: 1"=20'



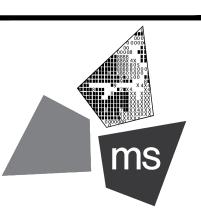
REVISION/DATE/DESCRIPTION

SIR UPDATES	09/13/21
60% SET	01/24/22
PDP APPLICATION TO CITY	02/24/22
RESPONSE TO CITY	03/29/22

NOTICE

THIS ARCHITECTURAL AND ENGI-NEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

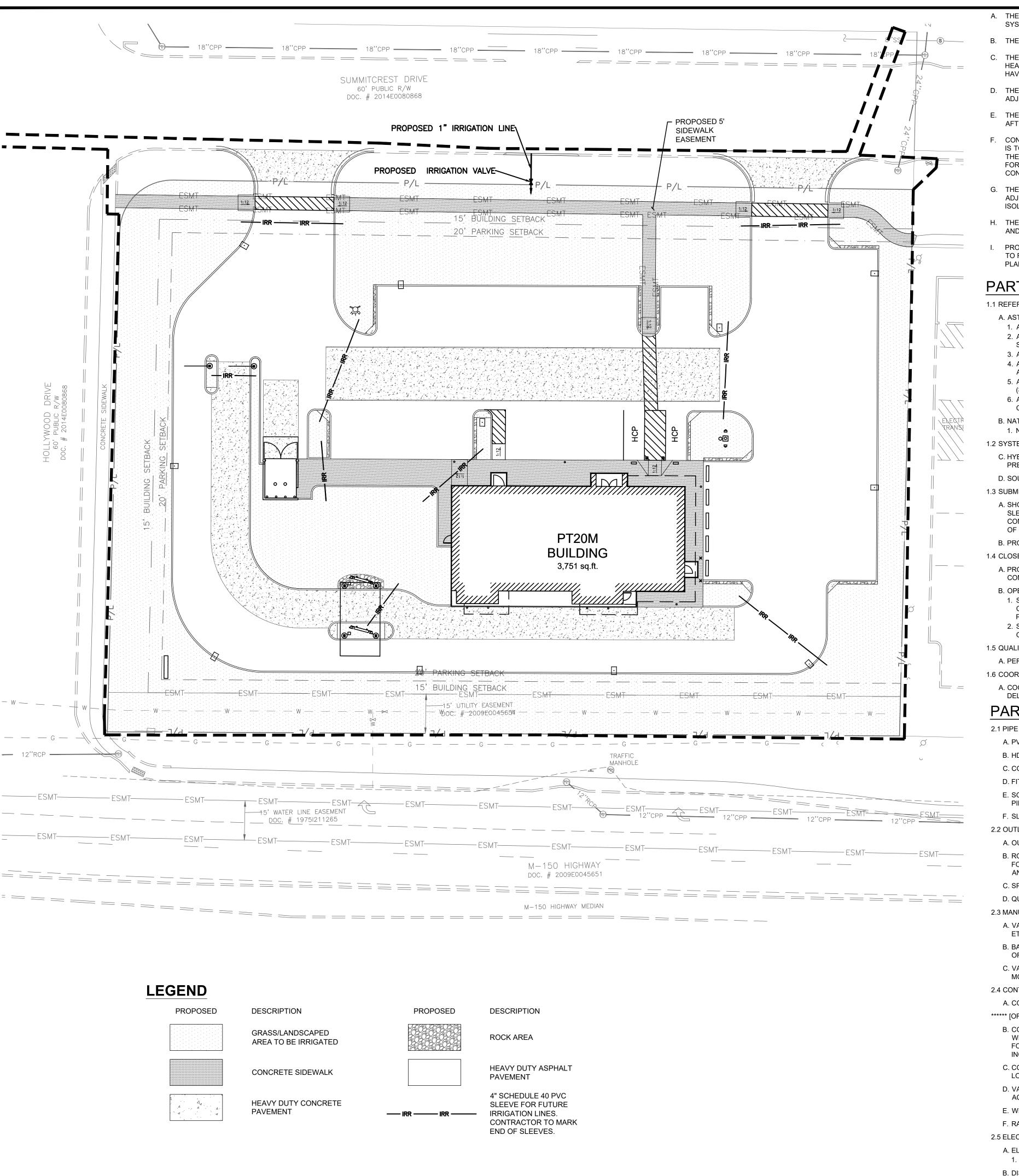
SHEET TITLE

LANDSCAPE PLAN

CHECKED BY: 40497-21

DRAWING

PROJECT NO:



- A. THE LANDSCAPE IRRIGATION SYSTEM SHALL IRRIGATE ALL PROPOSED LANDSCAPE AND GRASS AREAS ON THE PROPERTY. THE DESIGN, PERMITTING, AND INSTALLATION OF THE SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE/IRRIGATION CONTRACTOR (CONTRACTOR).
- THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO CONSTRUCTION, WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLER, PIPING AND ACCESSORIES. IRRIGATION HEADS, VALVES AND CONTROLLER ARE TO BE FROM A SINGLE MANUFACTURER. ALL EQUIPMENT MUST HAVE A MANUFACTURERS FIVE YEAR WARRANTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND FIELD ADJUSTMENT OF THE ABOVE ITEMS.
- D. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER THE FINAL LOCATION OF THE CONTROL PANEL(S). NO ADDITIONAL COSTS SHALL BE ALLOWED FOR ANY ADJUSTMENTS MADE TO THE FINAL LOCATION OF ALL EQUIPMENT.
- E. THE IRRIGATION CONTRACTOR SHALL SUBMIT A WARRANTY POLICY TO THE OWNER WHICH SHALL COVER THE FUNCTION OF THE ENTIRE SYSTEM FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE SYSTEM BY THE OWNER.
- CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND ADJUST ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MINIMUM OPERATING PRESSURE OF 45 PSI. IF THE PRESSURE IS BELOW 45 PSI, A PROPERLY SIZED BOOSTER PUMP WILL BE REQUIRED. AS PART OF THE SHOP DRAWINGS, THE IRRIGATION CONTRACTOR WILL PROVIDE CALCULATIONS SHOWING PRESSURE LOSS FROM THE POINT OF CONNECTION TO THE FURTHEST HEAD (AND FOR THE FURTHEST HEAD ON THE LARGEST ZONE). ADJUST DESIGN TO MEET AVAILABLE PRESSURES AND VOLUMES. A CURRENT STATIC PRESSURE READING AT THE POINT OF CONNECTION WAS NOT AVAILABLE PRIOR TO DESIGN.
- G. THE CONTRACTOR IS TO INSTALL ALL EQUIPMENT SUCH THAT THE BUILDING, PARKING AREAS, AND SIDEWALKS ARE NOT SPRAYED OR SUBJECT TO EXCESSIVE RUNOFF. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION. IRRIGATION SYSTEM ACCESSORIES SUCH AS QUICK COUPLER VALVES, ISOLATION VALVES, AND MANUAL DRAIN VALVES ARE TO BE LOCATED AS NECESSARY TO COMPLETE THE SYSTEM.
- H. THE IRRIGATION CONTROLLER IS TO BE A HYBRID SOLID STATE TYPE WITH PLASTIC LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING FOR TURF SPRAY ZONES AND SHRUB SPRAY ZONES AND BE CAPABLE OF OPERATING MULTIPLE VALVES PER STATION.
- PROVIDE DESIGNATED PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING OF FUTURE TREES AND SHRUBS.

PART 1 GENERAL

1.1 REFERENCES

A. ASTM INTERNATIONAL:

- 1. ASTM B32 STANDARD SPECIFICATION FOR SOLDER METAL
- 2. ASTM B42 STANDARD SPECIFICATION FOR SEAMLESS COPPER PIPE, STANDARD
- 3. ASTM B88 STANDARD SPECIFICATION FOR SEAMLESS COPPER WATER TUBE
- 4. ASTM D2235 STANDARD SPECIFICATION FOR SOLVENT CEMENT FOR ACRYLONITRILE-BUTADIENE-STYRENE (ABS) PLASTIC PIPE AND FITTINGS.
- 5. ASTM D2241 STANDARD SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC PIPE (SIDR-PR) BASED ON CONTROLLED INSIDE DIAMETER.
- 6. ASTM D2564 STANDARD SPECIFICATION FOR SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPING SYSTEMS.
- B. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION:

1. NEMA 250 - ENCLOSURES FOR ELECTRICAL EQUIPMENT (1000 VOLTS MAXIMUM).

1.2 SYSTEM DESCRIPTION

- C. HYBRID SOLID STATE CONTROLLED UNDERGROUND IRRIGATION SYSTEM, WITH PRESSURE BLOW-OUT DRAIN.
- D. SOURCE POWER: 120 VOLT.

1.3 SUBMITTALS

- A. SHOP DRAWINGS: INDICATE PIPING LAYOUT TO WATER SOURCE, LOCATION OF SLEEVES UNDER PAVEMENT, LOCATION AND COVERAGE OF SPRINKLER HEADS, COMPONENTS, PLANT AND LANDSCAPING FEATURES, SITE STRUCTURES, SCHEDULE OF OUTLETS AND FITTINGS TO BE USED.
- B. PRODUCT DATA: SUBMIT COMPONENT AND CONTROL SYSTEM AND WIRING DIAGRAMS.

1.4 CLOSEOUT SUBMITTALS

- A. PROJECT RECORD DOCUMENTS: RECORD ACTUAL LOCATIONS OF CONCEALED COMPONENTS BY NORTHING AND EASTING.
- B. OPERATION AND MAINTENANCE DATA TO OWNER:
- 1. SUBMIT INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVATION AND SHUTDOWN, AND MANUFACTURER'S PARTS CATALOG.
- 2. SUBMIT SCHEDULE INDICATING LENGTH OF TIME EACH VALVE IS REQUIRED TO BE OPEN TO DELIVER DETERMINED AMOUNT OF WATER.

1.5 QUALITY ASSURANCE

- A. PERFORM WORK IN ACCORDANCE WITH MANUFACTURER'S STANDARDS.
- 1.6 COORDINATION
- A. COORDINATE THE WORK WITH SITE BACKFILLING, PAVING, LANDSCAPE GRADING AND DELIVERY OF PLANT LIFE.

PART 2 PRODUCTS

2.1 PIPE MATERIALS

- A. PVC PIPE: ASTM D2241, SDR 26; 160 PSI SOLVENT WELDED SOCKETS.
- B. HDPE PIPE: ASTM D-2239, SDR-15, 100 PSI.
- C. COPPER TUBING: ASTM B88 TYPE K.
- D. FITTINGS: TYPE AND STYLE OF CONNECTION TO MATCH PIPE
- E. SOLVENT CEMENT: [ASTM D2564 FOR PVC PIPE AND FITTINGS] [ASTM D2235 FOR ABS PIPE AND FITTINGS].
- F. SLEEVE MATERIAL: PVC SCH 40.

2.2 OUTLETS

A. OUTLETS: BRASS CONSTRUCTION.

- B. ROTARY TYPE SPRINKLER HEAD: POP-UP TYPE WITH SCREENS; FULLY ADJUSTABLE FOR FLOW AND PRESSURE; WITH LETTER OR SYMBOL DESIGNATING DEGREE OF ARC AND ARROW INDICATING CENTER OF SPRAY PATTERN.
- C. SPRAY TYPE SPRINKLER HEAD: POP-UP HEAD WITH FULL CIRCLE PATTERN.
- D. QUICK COUPLER: GALVANIZED.

2.3 MANUAL VALVES

- A. VALVES: HIGHLY CORROSION RESISTANT CONSTRUCTION (BRASS, STAINLESS STEEL, ETC.). ALL VALVES SHALL BE ACCESSIBLE FROM ABOVE THROUGH A VALVE BOX.
- B. BACKFLOW PREVENTERS: BRONZE BODY CONSTRUCTION, REDUCED PRESSURE TYPE OR AS DESIGNATED BY LOCAL PLUMBING CODE REQUIREMENTS.
- C. VALVE BOX AND COVER: HDPE RESIN THAT IS RESISTANT TO UV LIGHT, CORROSION.

MOISTURE, AND CHEMICALS. 2.4 CONTROLS AND CONTROL VALVES

- A. CONTROLLER: MUST WORK WITH MANUFACTURER FLOW SENSOR, RAIN SENSOR, AND
- B. CONTROLLER: AUTOMATIC CONTROLLER, MICROPROCESSOR SOLID STATE CONTROL WITH VISIBLE READOUT DISPLAY, TEMPORARY OVERRIDE FEATURE TO BYPASS CYCLE FOR INCLEMENT WEATHER, PROGRAMMABLE FOR 7 DAYS IN QUARTER HOUR INCREMENTS, WITH AUTOMATIC START AND SHUTDOWN.
- C. CONTROLLER HOUSING: NEMA 250 TYPE 3R; WEATHERPROOF, WATERTIGHT, WITH LOCKABLE ACCESS DOOR.
- D. VALVES: HYDRAULIC; NORMALLY CLOSED, INCLUDING REQUIRED FITTINGS AND ACCESSORIES.
- E. WIRE CONDUCTORS: COPPER CONDUCTOR, DIRECT BURIAL TYPE.
- F. RAIN SENSORS: PER SELECTED MANUFACTURER.
- 2.5 ELECTRICAL CHARACTERISTICS AND COMPONENTS
- A. ELECTRICAL CHARACTERISTICS:
- 1. 120 VOLTS, SINGLE PHASE, 60 HZ. B. DISCONNECT SWITCH: FACTORY MOUNT DISCONNECT SWITCH IN CONTROL PANEL.

PART 3 EXECUTION

3.1 EXAMINATION

- A. VERIFY LOCATION OF EXISTING UTILITIES.
- B. VERIFY REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.

3.2 PREPARATION

- A. ROUTE PIPING TO AVOID PLANTS, GROUND COVER, AND STRUCTURES.
- B. LAYOUT AND STAKE LOCATIONS OF SYSTEM COMPONENTS.
- C. REVIEW LAYOUT REQUIREMENTS WITH OTHER AFFECTED WORK COORDINATE LOCATIONS OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.

3.3 TRENCHING

A. TRENCH SIZE:

2. MINIMUM COVER OVER INSTALLED BRANCH PIPING: 15 INCHES.

1. MINIMUM COVER OVER INSTALLED SUPPLY PIPING: 18 INCHES.

- B. TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPE TO DRAIN(S).
- C. MAINTAIN TRENCHES FREE OF DEBRIS, MATERIAL, OR OBSTRUCTIONS DAMAGING TO PIPE.

3.4 INSTALLATION

- A. CONNECT TO UTILITIES.
- B. SET OUTLETS AND BOX COVERS AT FINISH GRADE ELEVATIONS.
- C. PROVIDE FOR THERMAL MOVEMENT OF COMPONENTS IN SYSTEM.
- D. SLOPE PIPING FOR SELF DRAINAGE TO DAYLIGHT. E. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
- F. INSTALL CONTROL WIRING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES. PROVIDE 10 INCH EXPANSION COIL AT EACH CONTROL VALVE, AND AT 100 FT INTERVALS. BURY WIRE BESIDE PIPE. MARK VALVES WITH NEOPRENE VALVE MARKERS CONTAINING LOCKING DEVICE. SET VALVE MARKERS IN VALVE BOXES SET TO FINISH
- G. AFTER PIPING IS INSTALLED, BUT BEFORE OUTLETS ARE INSTALLED AND BACKFILLING COMMENCES, OPEN VALVES AND FLUSH SYSTEM WITH FULL

3.5 BACKFILLING

- A. BACKFILL WITH COMPACTED BACKFILL IN ACCORDANCE WITH DETAIL A ON
- SHEET C-7.1.
- B. INSTALL 3 INCH SAND BEDDING BELOW AND COVER OVER PIPING. C. PROTECT PIPING FROM DISPLACEMENT.

3.6 FIELD QUALITY CONTROL

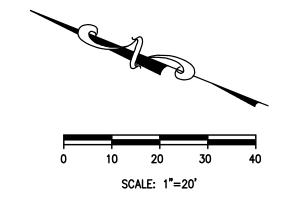
- A. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKAGE FOR WHOLE SYSTEM TO MAINTAIN 100 PSI PRESSURE FOR ONE HOUR.
- B. SYSTEM IS ACCEPTABLE WHEN NO LEAKAGE OR LOSS OF PRESSURE OCCURS DURING TEST PERIOD.
- C. PROVIDE ONE COMPLETE SPRING SEASON START-UP AND FALL SEASON SHUTDOWN.

3.7 ADJUSTING

- A. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED
- B. ADJUST HEAD TYPES FOR FULL WATER COVERAGE AS DIRECTED BY OWNER'S REPRESENTATIVE.

3.8 DEMONSTRATION AND TRAINING

A. INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.





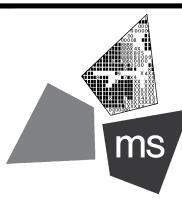
REVISION/DATE/DESCRIPTION

SIR UPDATES 60% SET PDP APPLICATION 02/24/22 TO CITY RESPONSE TO CITY 03/29/22 COMMENTS I

NOTICE

THIS ARCHITECTURAL AND ENGI-CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREE-MENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFI-CALLY RESERVED.





ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547

phone 614.898.7100

fax 614.898.7570

PROJECT

PROPOSED PT20M BUILDING

NEQ HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64082

SHEET TITLE

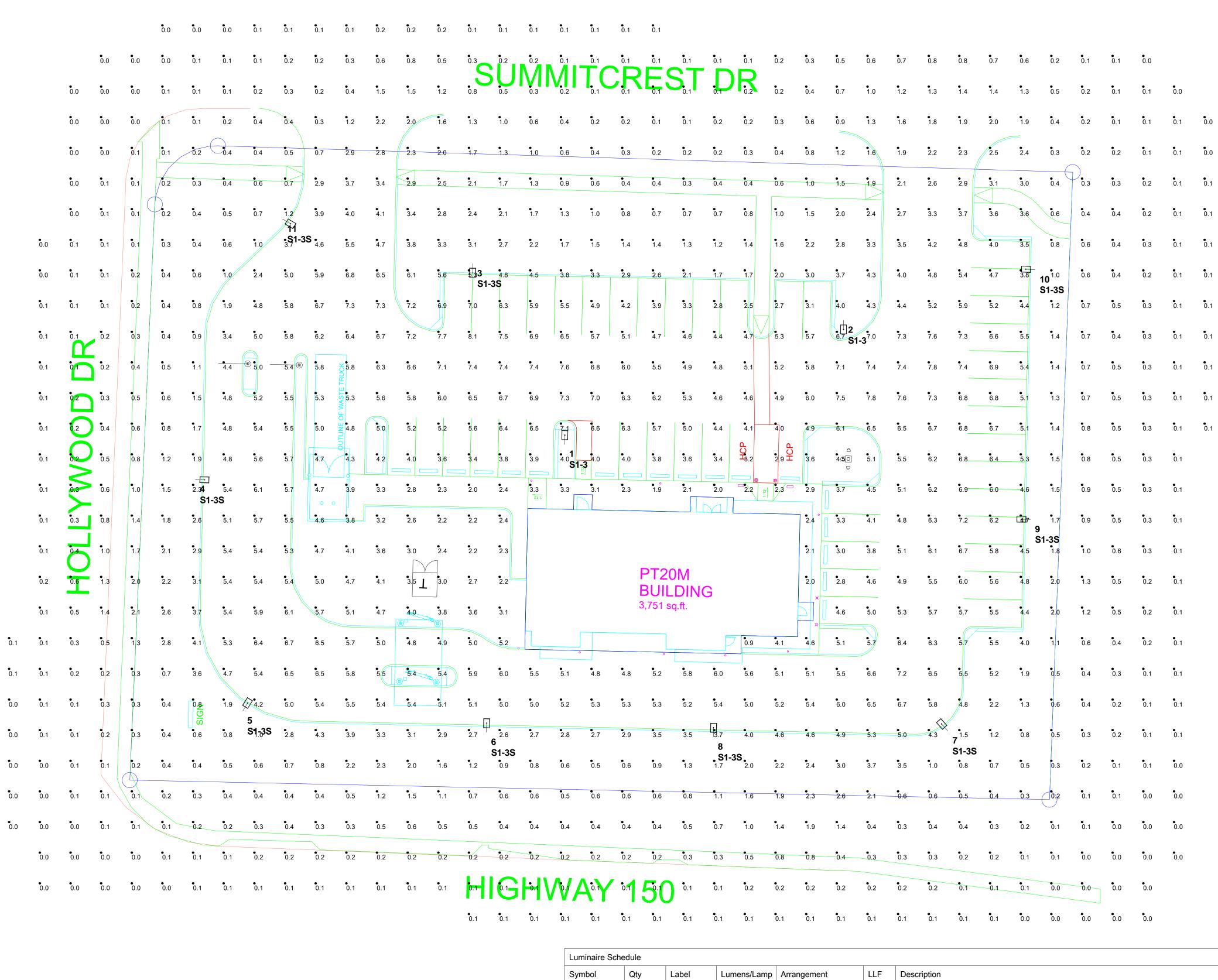
IRRIGATION PLAN

DRAWN BY: CHECKED BY:

40497-21

DRAWING

PROJECT NO:



Calculation Summary

PARKING AND DRIVE

CalcType

Illuminance

Illuminance

Luminaire Scho	edule					
Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
	2	S1-3	N.A.	SINGLE	0.900	CTL-N-35L-T3-35,000 LUMEN TYPE 3 LED
-	9	S1-3S	N.A.	SINGLE	0.900	CTL-N-35L-T3-S215-30,000 LUMEN TYPE 3 LED W/BACK SHLD

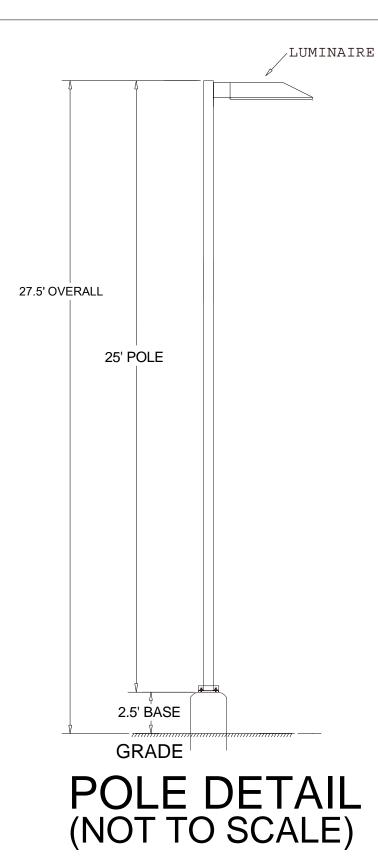
SCA	LE		
0	20	40	60

TECHLIGHT INC.

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS CHANGES IN ELECTRICAL SUPPLY. AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

LumNo	Label	Z-luminaire height	Tilt
1	S1-3	27.5	0
2	S1-3	27.5	0
3	S1-3S	27.5	0
4	S1-3S	27.5	0
5	S1-3S	27.5	0
6	S1-3S	27.5	0
7	S1-3S	27.5	0
8	S1-3S	27.5	0
9	S1-3S	27.5	0
10	S1-3S	27.5	0
11	S1-3S	27.5	0

Luminaire Location Summary

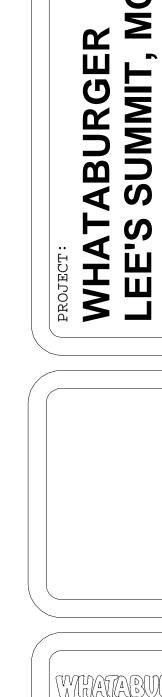


FOR PRICING CONTACT: **DOUG KILE 214-957-5304** OR dkile@techlight.com

Notes:

- 1. Calculation at grade.
- 2. Based on 27.5' AFG pole fixture height including 25' poles and 2.5' AFG bases.

File: wb-lee-smt-market Date: 2-24-22



SAN ANTONIO, TEXAS 210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO,
TEXAS AND MAY NOT BE USED OR
REPRODUCED IN WHOLE OR IN PAR
WITHOUT THE EXPRESSED WRITTEN
CONSENT OF WHATABURGER.

SHEET TITLE:

Photometric Plan

UNIT NO. DATE: SCALE: DRAWN BY:

SHEET NO: PH1.0

FILE:

APPROVED BY:

CUSTOMER APPROVAL

- □ Drawing is approved, proceed with production
- Drawing is not approved, make changes as noted

Customer Signature Date

