

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

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

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

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

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

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

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

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

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

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

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

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

13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS 14. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN

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

GRADING LINE ELEVATIONS.

VERTICAL IN 3 FEET HORIZONTAL.

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

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

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

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

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

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

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

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

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

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

27. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE. 28. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.

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

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

30. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED

EROSION CONTROL AND LANDSCAPING PLANS.

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

LEGEND · — — — — — PROPERTY LINE

> BENCHMARK EXIST. FIRE HYDRANT EXIST. WATER VALVE EXIST. WATER METER EXIST. SPRINKLER CONTROL VALVE EXIST. GAS METER EXIST. SANITARY SEWER MANHOLE EXIST. STORM SEWER MANHOLE EXIST. SEWER CLEANOUT

EXIST. STORM DRAIN GRATE EXIST. GREASE TRAP EXIST. BREAKER BOX EXIST. ELECTRIC RISER EXIST. ELECTRIC VAULT EXIST. ELECTRIC BOX

EXIST. TRAFFIC SIGNAL BOX EXIST. TRAFFIC SIGNAL EXIST. ROOF DRAIN EXIST. GRATE INLET EXIST. FIBER OPTIC VAULT EXIST. FIBER OPTIC MANHOLE EXIST. CABLE TELEVISION PEDESTAL EXIST. SIGN

EXIST. DECIDUOUS TREE EXIST. CONIFEROUS TREE EXIST. BUSH EXIST. POWER POLE EXIST. LIGHT POLE EXIST. GUY WIRE

EXIST. STEEL POST EXIST. WOOD POST EXIST. WATER PIPE EXIST. SANITARY PIPE EXIST. UNDERGROUND CABLE TV LINE

EXIST. OVERHEAD POWER EXIST. UNDERGROUND POWER EXIST. NATURAL GAS LINE EXIST. STORM SEWER

**ENGINEER:** OLSSON, INC. RICKY HAASE 550 ST. LOUIS STREET SPRINGFIELD, MO 65806 TELE: (417) 890-8802 UTILITY EASEMENT FAX: (417) 890-8805 PROPOSED BUILDING SETBACK

OWNER / APPLICANT / DEVELOPER:

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

SITE INFORMATION / PARKING TABLE

LEGAL DESCRIPTION

LOT 4B OF STROTHER CROSSING, LOCATED IN THE NW $/\!\!\!/_4$  OF THE NE $/\!\!\!/_4$  , SECTION 20, T.48N., R.31E., CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**ADDRESS** 

LOT 4B - STROTHER CROSSING, LEE'S SUMMIT, MO

SITE DATA

ZONING

CP-2: PLANNED COMMUNITY COMMERCIAL

REQUIRED PARKING

PROVIDED PARKING

EXISTING LOT AREA (PER PLAT)

PROPOSED LOT AREA

PROPOSED EXCESS LOT AREA

TOTAL BUILDING FLOOR AREA

FAR

TOTAL OPEN SPACE AREA

TOTAL PAVED AREA

TOTAL IMPERVIOUS AREA

**IMPERVIOUS SURFACE RATIO** 

BUILDING HEIGHT

PRESENT USE

PROPOSED USE

PARKING RATIO

STANDARD STALLS

STANDARD ACCESSIBLE STALLS

VAN ACCESSIBLE STALLS

REGULAR 9'x19' STALLS

STANDARD 9'x19' ACCESSIBLE STALLS

VAN ACCESSIBLE STALLS

PARKING RATIO

2.77 ACRES

120,661± S.F.

1.64 ACRES

71,302± S.F

1.13 ACRES

49,359± S.F

9,910± S.F.

0.139

24,714 S.F. (34.7%)

36,678 S.F.

46,588 S.F.

46,588 / 71,302 S.F. (65.3%)

APPROX. 26'-6"

**RETAIL & AQUATIC CENTER** 

RETAIL: 5 SPACES / 1,000 S.F. GROSS FLOOR AREA

70 STALLS

2 STALLS

1 STALLS

73 STALLS

7.3 CARS / 1,000 S.F.

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

FLOOD ZONE:

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

BENCHMARKS:

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

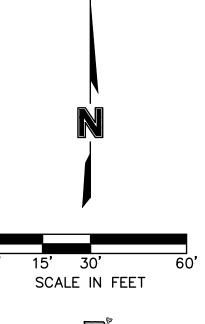
BENCHMARK #2:

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

## **CONTROL POINT NOTES:**

1. SEE PLANS FOR LOCATION AND DESCRIPTION

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



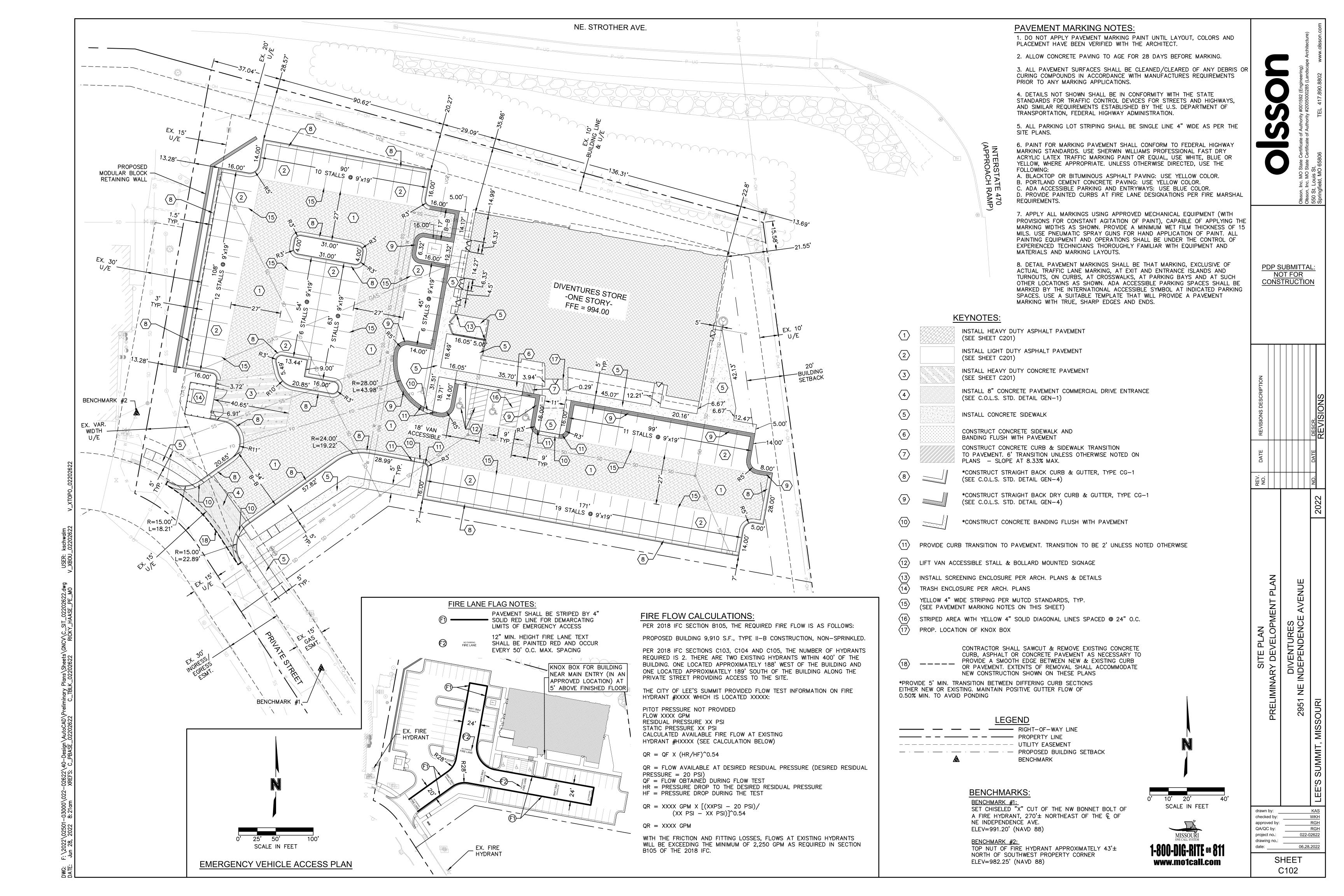
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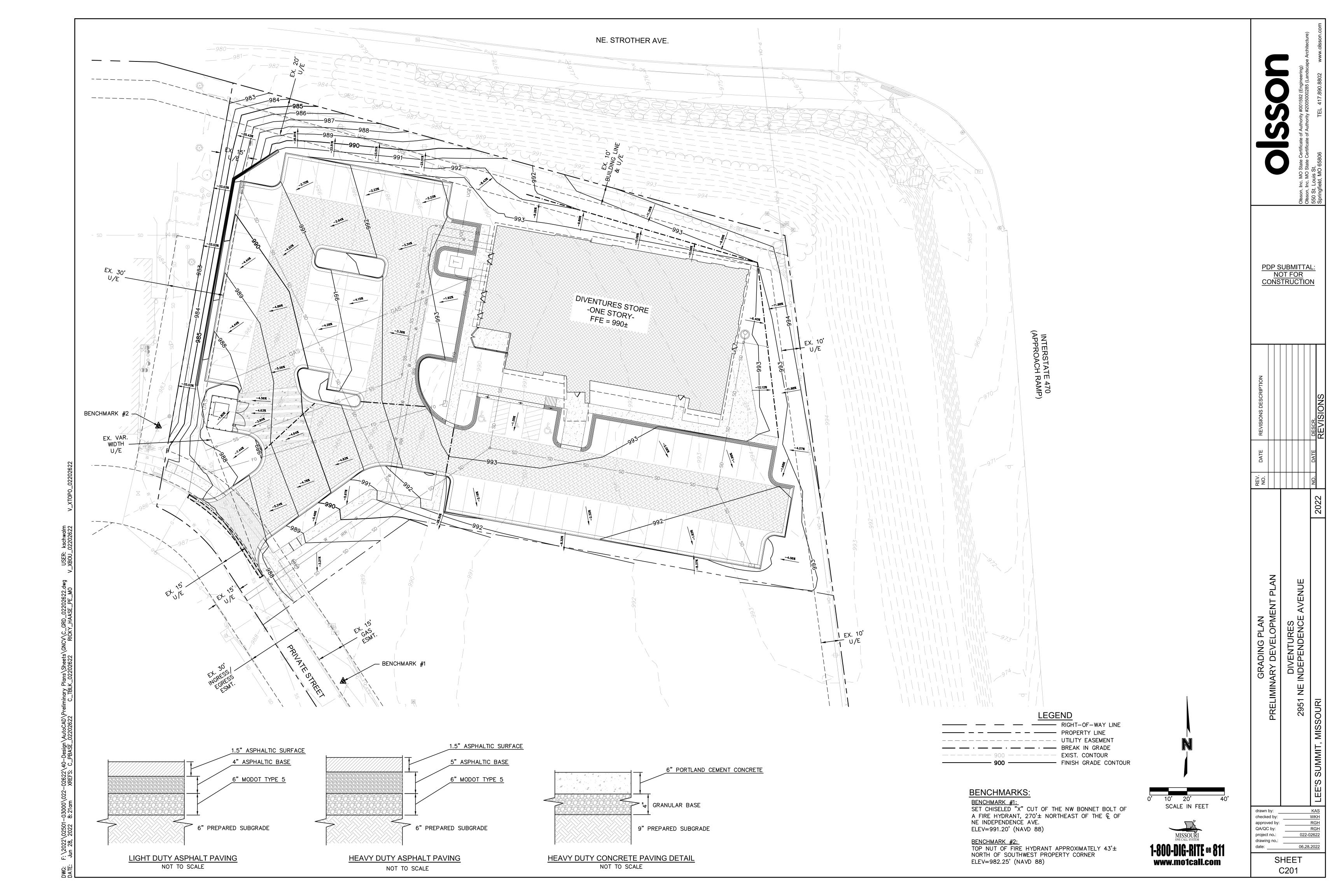
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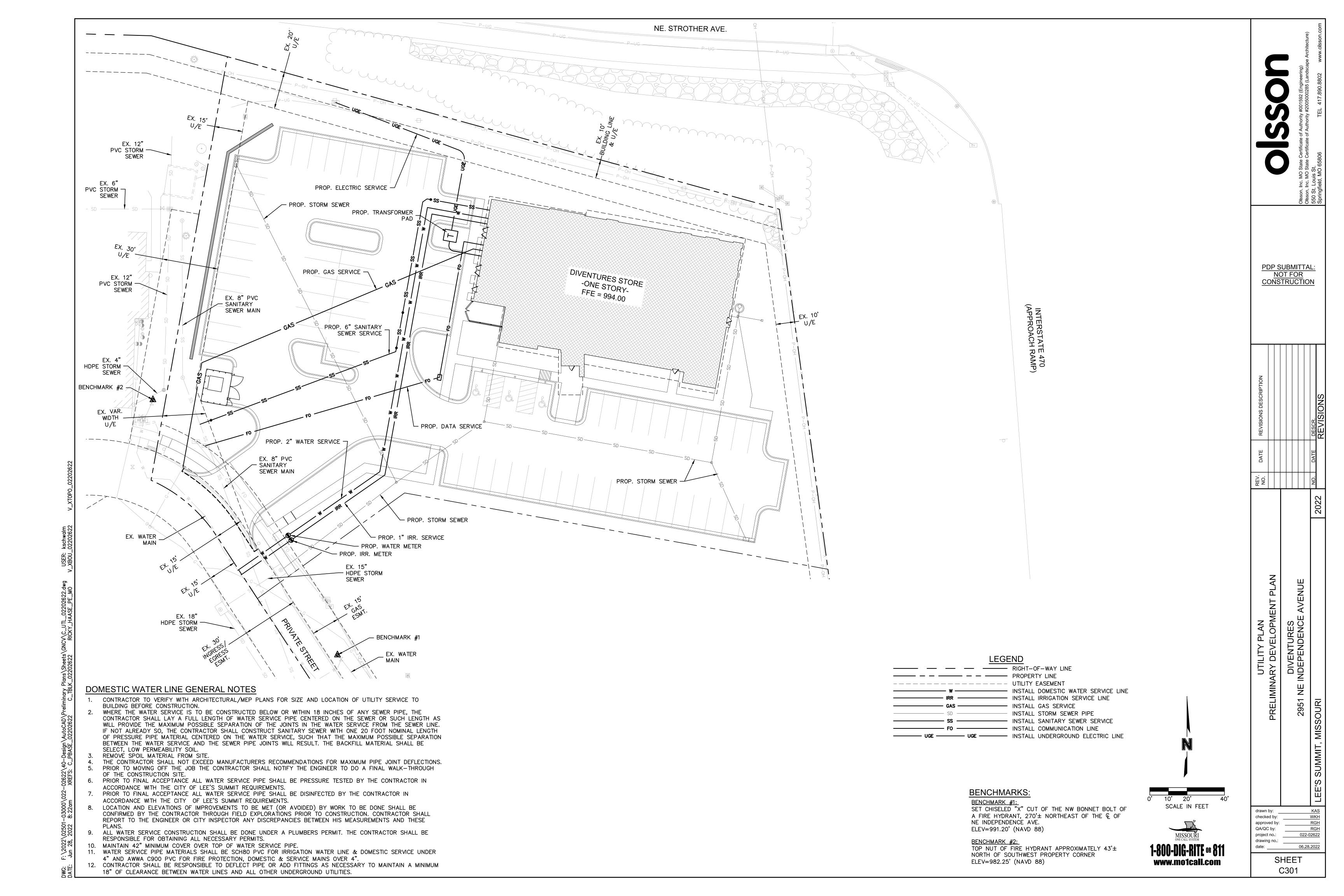
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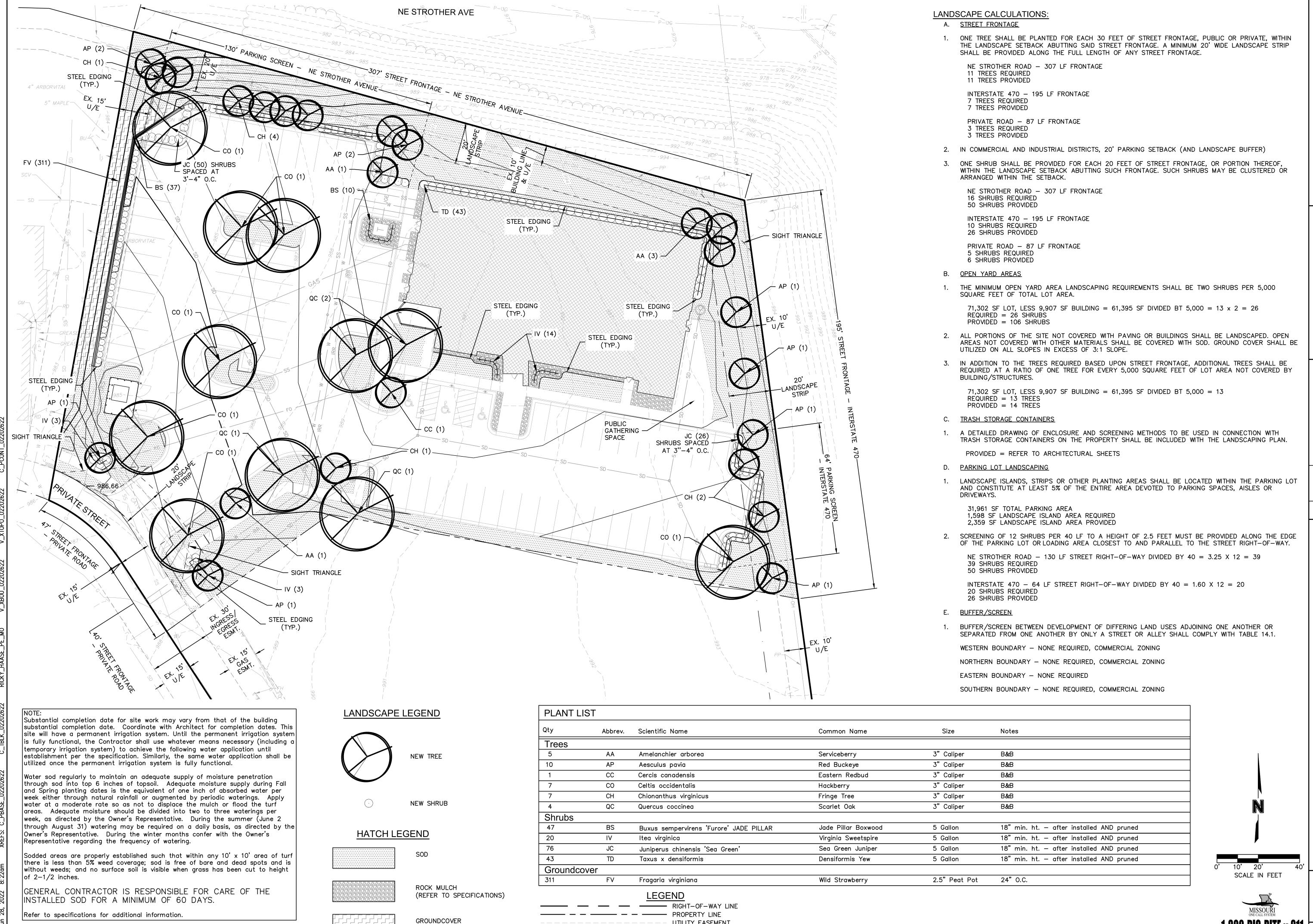
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(REFER TO SPECIFICATIONS)

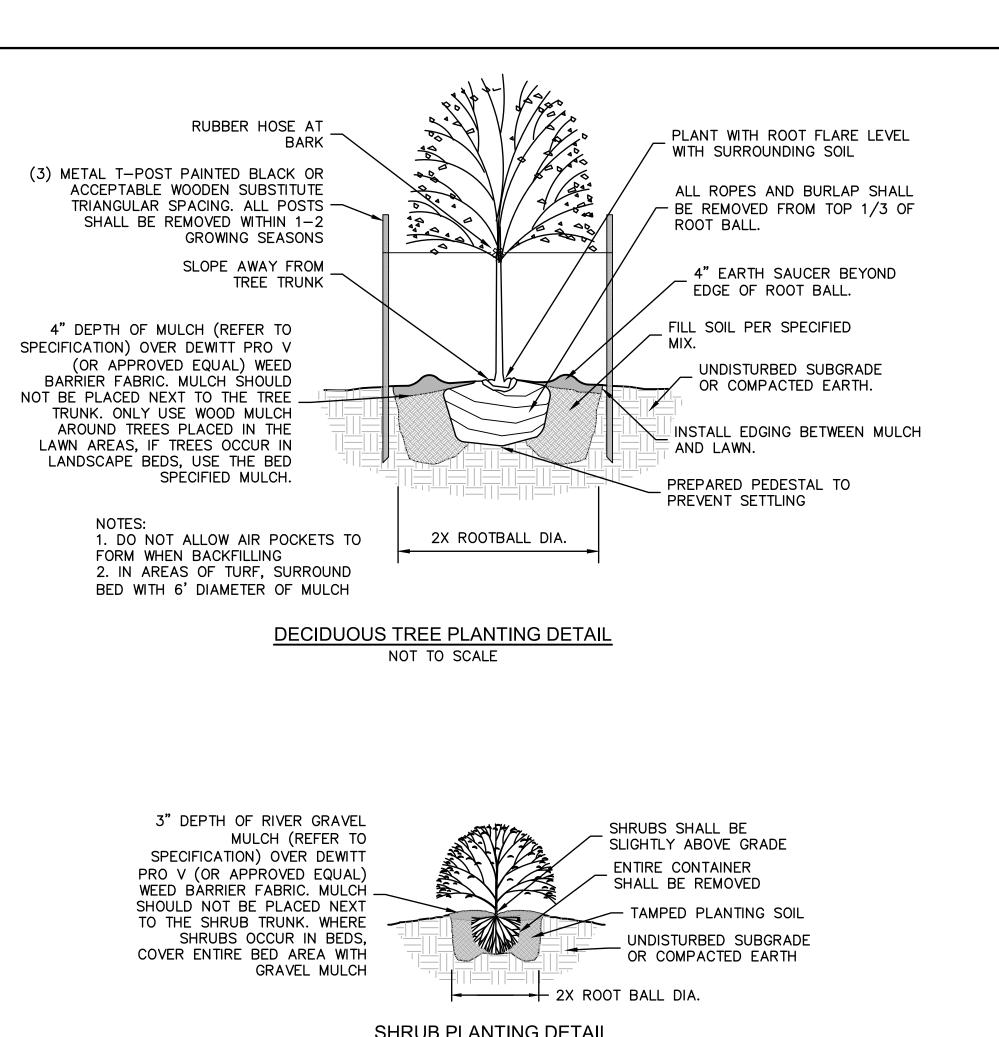
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SHEET

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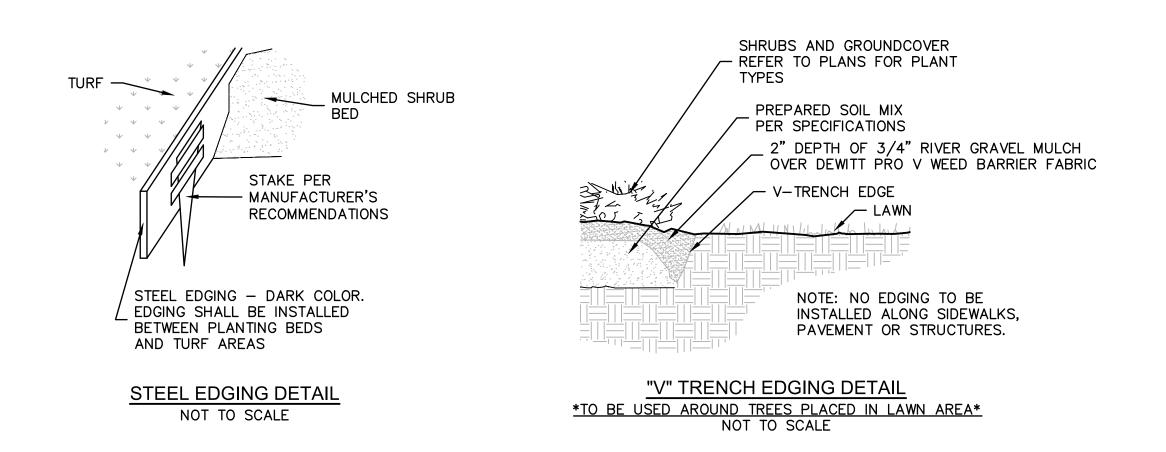


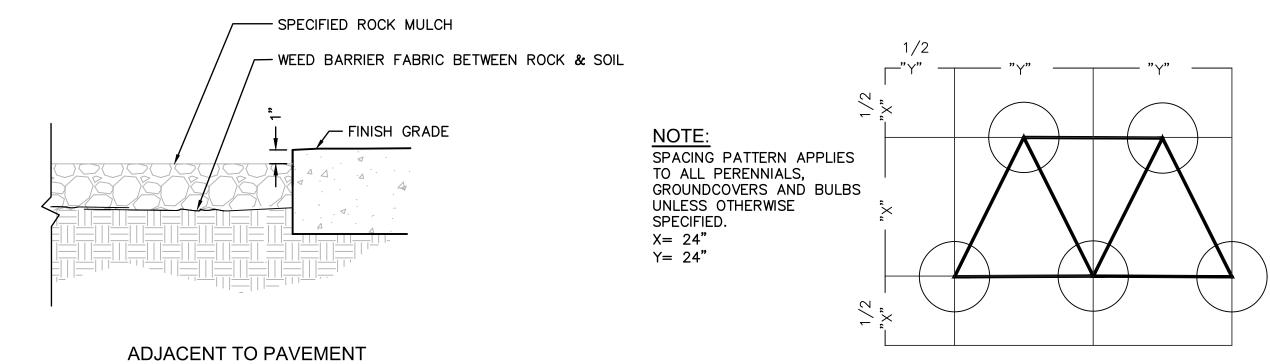
## SHRUB PLANTING DETAIL NOT TO SCALE

NOTES:

1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH AAN STANDARDS 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION

3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE





ROCK MULCH DETAIL N.T.S.

GROUNDCOVER LAYOUT DETAIL

NOT TO SCALE

PDP SUBMITTAL: NOT FOR CONSTRUCTION DIVENTURES NE INDEPENDENCE drawn by: checked by: approved by: QA/QC by: project no.: 022-02622 drawing no.: 06.28.2022 SHEET L102