

GENERAL NOTES:

- 1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS. CONTRACTOR TO STAKE AND CONSTRUCT FOUNDATIONS AND FOOTINGS FROM STRUCTURAL PLAN. BUILDING DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.
8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.
10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO BE TWO LAYERS, 4" STROKE, REFLECTIVE PAINT, INCLUDING ADA SYMBOL AND HATCHING. PAINT COLOR TO BE WHITE ON ASPHALT AND YELLOW ON CONCRETE.
11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. ANY WORK IN CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND SURVEY MONUMENTS AND IS RESPONSIBLE FOR RE-ESTABLISHMENT OF ANY PROPERTY CORNERS OR SURVEY MONUMENTS IF DISTURBED BY CONSTRUCTION ACTIVITIES.
15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION. LATEST SPECIFICATIONS ADOPTED BY US DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT SHALL GOVERN ON THIS PROJECT.
17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
19. ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.
20. SITE TOPOGRAPHY TAKEN FROM FIELD WORK BY OLSSON ASSOCIATES ON THE SURVEY DATED 10-2016. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF THE CONSTRUCTION PLANS.

16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION. LATEST SPECIFICATIONS ADOPTED BY US DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY DEPARTMENT SHALL GOVERN ON THIS PROJECT.

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WETLANDS NOTICE:

- 1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

- 1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

- 1. AREA OF 1% CHANCE ANNUAL FLOOD ZONE (AE) AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO 29095C0419G (JACKSON COUNTY, MO), REVISED JANUARY 20TH, 2017 SHOWN ON PLAN. ALL UNSHADED (ZONE X) OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OIL/GAS WELLS:

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.
5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.
6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.
9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL. SHOWN OR NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITY. ALL MATERIAL TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.
12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE. THE OWNER AND THE ENGINEER MAKE NO ASSURANCE OF THE ACTUAL LOCATION, DEPTH, SIZE OR TYPE OF UTILITY LINES SHOWN. THE OWNER AND THE ENGINEER MAKES NO ASSURANCE THAT ALL OF THE EXISTING UTILITY LINES ON THE SITE ARE SHOWN.

GRADING AND CLEARING NOTES:

- 1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LANES.
3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.
4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
6. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.
7. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT PLACED WITHIN THE PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). EMBANKMENT PLACED WITHIN THE BUILDING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF 0 TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT AS DEFINED BY THE STANDARD PROCTOR COMPACTION PROCEDURE. ALL EMBANKMENT PLACED WITHIN 18" OF THE BUILDING SUBGRADE SHOULD HAVE A LIQUID LIMIT LESS THAN 60. THE GEOTECHNICAL REPORT SHALL SUPERSEDE RECOMMENDATIONS AS STATED IN THIS PLAN SET.

UTILITY CONSTRUCTION NOTES:

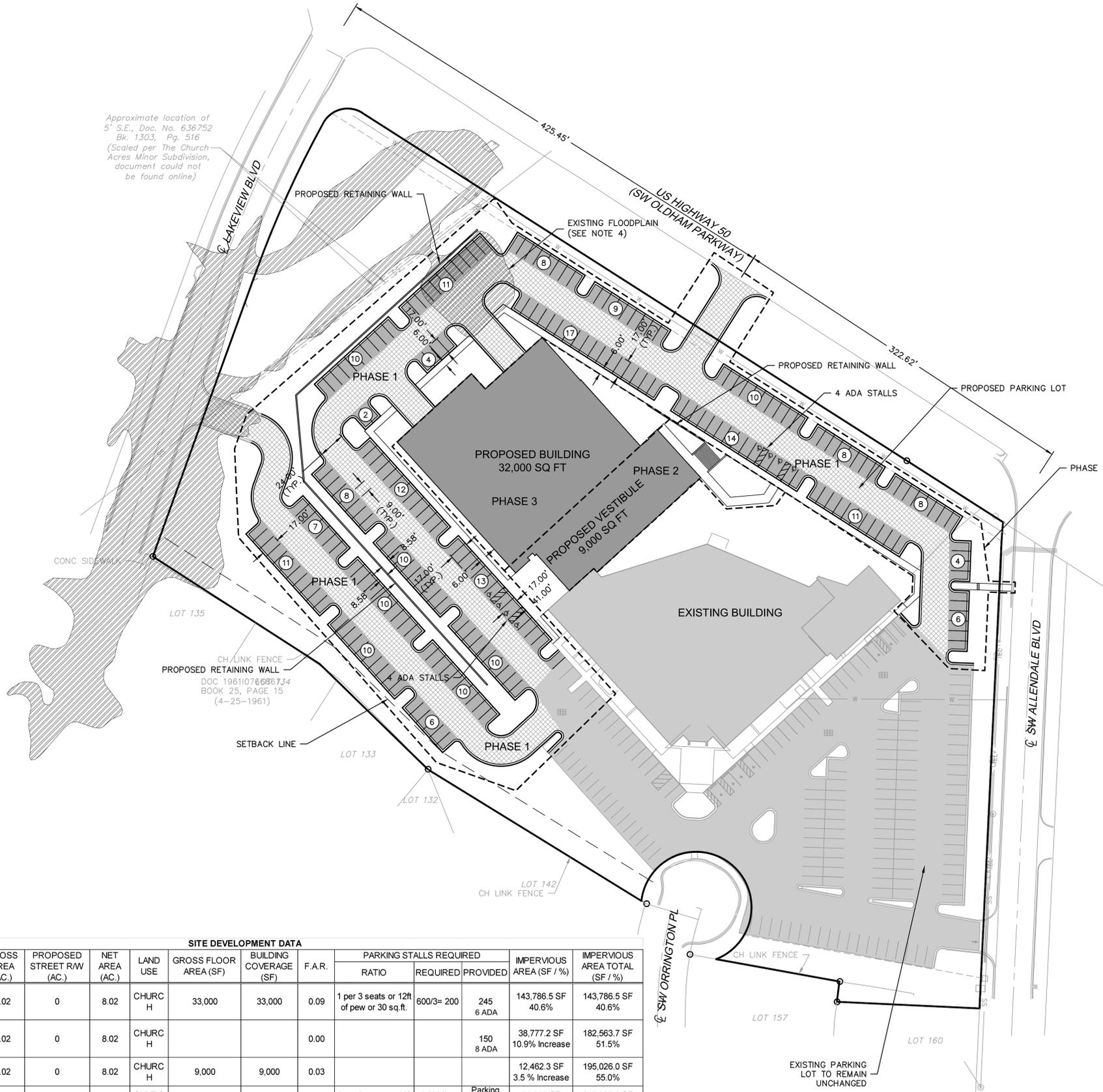
- 1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO RELOCATE AND/OR ADJUST ALL EXISTING UTILITIES THAT CONFLICT WITH PROPOSED SITE IMPROVEMENTS.
3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY STANDARD DETAILS. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30". CONDUIT SHALL BE DUAL 4" SCHEDULE 40 PVC. CONTRACTOR SHALL COORDINATE LOCATION WITH THE UTILITY REPRESENTATIVE AND LOCATE PVC CROSSINGS AS NECESSARY. SEE ELEC. PLANS FOR ENTRANCE LOCATIONS.
6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.
7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.
10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.
14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.
17. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

- 18. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 ELECTRICAL PVC, AS CALLED OUT AND HAVE AN AVERAGE OF 36" TO 42" COVER WITH A MINIMUM OF 30" CONFORMING TO THE CURRENT REGULATIONS SET FORTH BY MISSOURI PUBLIC SERVICE. SEE MECH. PLANS FOR ENTRANCE LOCATIONS.
19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.

LEGEND table with columns: GENERAL, SURVEY MARKERS, BOUNDARIES, UTILITIES, EASEMENTS & SETBACKS, CONTOURS. Includes symbols for ACU, AST, ATL, ATR, BLB, BOV, BSH, COL, CTR, DRN, DTR, FLP, GGP, GPL, GUY, HCP, LST, MLP, MPB, MWL, PIV, PPT, RAT, SAD, SCV, SGN, SLB, SLC, SPB, SPH, STP, SVL, TCB, TSA, TSC, TSMH, TSP, TREELINE, SIDEWALK, FUTURE SIDEWALK, BUILDINGS, EDGE OF PAVEMENT, ROADWAY CENTER LINE, CURB & GUTTER, RADIUS, ARC DISTANCE, DELTA / CENTRAL ANGLE, EASEMENTS & SETBACKS (A.E., B.M.P., B.L., C.T.V.E., C.E., C.G.E., F.P.E., F.O.E., F.P.S.E., F.L.E., L.S.E., G.E., T.E., E.E., P.S., S.B., S.D.E., SIGHT DIST. ESMT., S.E., S.L.E., D.E., S.W.M.E., T.C.D.S.E., TEMP. ESMT., TRAIL ESMT., U.E., W.E., F.Y.S., R.Y.S., S.Y.S.), CONTOURS (-100-, -100-, 100-, 100-), SURVEY MARKERS (BMK, CPT, FND, ROW, SCR, SET), BOUNDARIES (SECTION LINE, EXISTING PROPERTY BOUNDARY, PROPOSED PROPERTY BOUNDARY, EXISTING LOT LINE, PROPOSED LOT LINE, EXISTING RIGHT-OF-WAY, PROPOSED RIGHT-OF-WAY), UTILITIES (CAB, CAV, TVP, TVR, TVH, TVU, TVV, TVW, TVX, TVY, TVZ, TVAA, TVAB, TVAC, TVAD, TVAE, TVAF, TVAG, TVAH, TVAI, TVAJ, TVAK, TVAL, TVAM, TVAN, TVAO, TVAP, TVAQ, TVAR, TVAS, TVAT, TVAU, TVAV, TVAW, TVAX, TVAY, TVAZ, TVBA, TVBB, TVBC, TVBD, TVBE, TVBF, TVBG, TVBH, TVBI, TVBJ, TVBK, TVBL, TVBM, TVBN, TVBO, TVBP, TVBQ, TVBR, TVBS, TVBT, TVBU, TVBV, TVBW, TVBX, TVBY, TVBZ, TVCA, TVCB, TVCC, TVCD, TVCE, TVCF, TVCG, TVCH, TVCI, TVCJ, TVCK, TVCL, TVCM, TVCN, TVCO, TVCP, TVCQ, TVCR, TVCS, TVCT, TVCU, TVCV, TVCW, TVCX, TVCY, TVCZ, TVDA, TVDB, TVDC, TVDD, TVDE, TVDF, TVDG, TVDH, TVDI, TVDJ, TVDK, TVDL, TVDM, TVDN, TVDO, TVDP, TVDQ, TVDR, TVDS, TVDT, TVDU, TVDV, TVDW, TVDX, TVDY, TVDZ, TVEA, TVEB, TVEC, TVED, TVEE, TVEF, TVEG, TVEH, TVEI, TVEJ, TVEK, TVEL, TVEM, TVEN, TVEO, TVEP, TVEQ, TVER, TVES, TVET, TVEU, TVEV, TVEW, TVEX, TVEY, TVEZ, TVFA, TVFB, TVFC, TVFD, TVFE, TVFF, TVFG, TVFH, TVFI, TVFJ, TVFK, TVFL, TVFM, TVFN, TVFO, TVFP, TVFQ, TVFR, TVFS, TVFT, TVFU, TVFV, TVFW, TVFX, TVFY, TVFZ, TVGA, TVGB, TVGC, TVGD, TVGE, TVGF, TVGG, TVGH, TVGI, TVGJ, TVGK, TVGL, TVGN, TVGO, TVGP, TVGQ, TVGR, TVGS, TVGT, TVGU, TVGV, TVGW, TVGX, TVGY, TVGZ, TVHA, TVHB, TVHC, TVHD, TVHE, TVHF, TVHG, TVHI, TVHJ, TVHK, TVHL, TVHM, TVHN, TVHO, TVHP, TVHQ, TVHR, TVHS, TVHT, TVHU, TVHV, TVHW, TVHX, TVHY, TVHZ, TVIA, TVIB, TVIC, TVID, TVIE, TVIF, TVIG, TVIH, TVII, TVIJ, TVIK, TVIL, TVIM, TVIN, TVIO, TVIP, TVIQ, TVIR, TVIS, TVIT, TVIU, TVIV, TVIW, TVIX, TVIY, TVIZ, TVJA, TVJB, TVJC, TVJD, TVJE, TVJF, TVJG, TVJH, TVJI, TVJJ, TVJK, TVJL, TVJM, TVJN, TVJO, TVJP, TVJQ, TVJR, TVJS, TVJT, TVJU, TVJV, TVJW, TVJX, TVJY, TVJZ, TVKA, TVKB, TVKC, TVKD, TVKE, TVKF, TVKG, TVKH, TVKI, TVKJ, TVKK, TVKL, TVKM, TVKN, TVKO, TVKP, TVKQ, TVKR, TVKS, TVKT, TVKU, TVKV, TVKW, TVKX, TVKY, TVKZ, TVLA, TVLB, TVLC, TVLD, TVLE, TVLF, TVLG, TVLH, TVLI, TVLJ, TVLK, TVLL, TVLM, TVLN, TVLO, TVLP, TVLQ, TVLR, TVLS, TVLT, TVLU, TVLV, TVLW, TVLX, TVLY, TVLZ, TVMA, TVMB, TVMC, TVMD, TVME, TVMF, TVMG, TVMH, TVMI, TVMJ, TVMK, TVML, TVMN, TVMO, TVMP, TVMQ, TVMR, TVMS, TVMT, TVMU, TVMV, TVMW, TVMX, TVMY, TVMZ, TVNA, TVNB, TVNC, TVND, TVNE, TVNF, TVNG, TVNH, TVNI, TVNJ, TVNK, TVNL, TVNM, TVNO, TVNP, TVNQ, TVNR, TVNS, TVNT, TVNU, TVNV, TVNW, TVNX, TVNY, TVNZ, TVOA, TVOB, TVOC, TVOD, TVOE, TVOF, TVOG, TVOH, TVOI, TVOJ, TVOK, TVOL, TVOM, TVON, TVOO, TVOP, TVOQ, TVOR, TVOS, TVOT, TVOU, TVOV, TVOW, TVOX, TVOY, TVOZ, TVPA, TVPB, TVPC, TVPD, TVPE, TVPF, TVPG, TVPH, TVPI, TVPJ, TVPK, TVPL, TVPM, TVPN, TVPO, TVPP, TVPQ, TVPR, TVPS, TVPT, TVPU, TVPV, TVPW, TVPX, TVPY, TVPZ, TVQA, TVQB, TVQC, TVQD, TVQE, TVQF, TVQG, TVQH, TVQI, TVQJ, TVQK, TVQL, TVQM, TVQN, TVQO, TVQP, TVQQ, TVQR, TVQS, TVQT, TVQU, TVQV, TVQW, TVQX, 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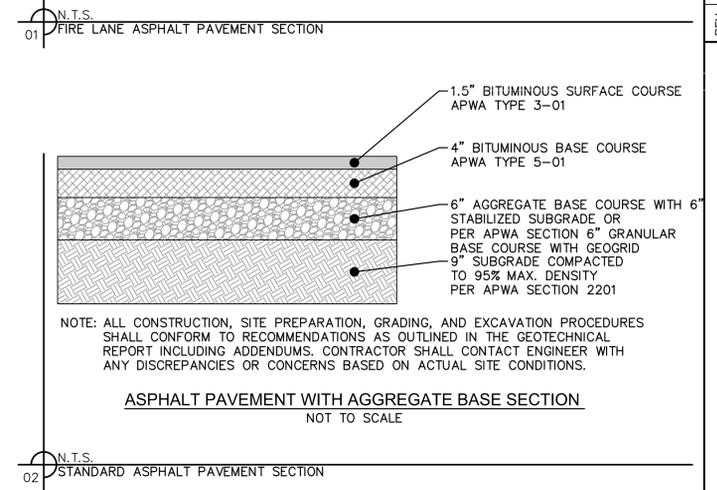
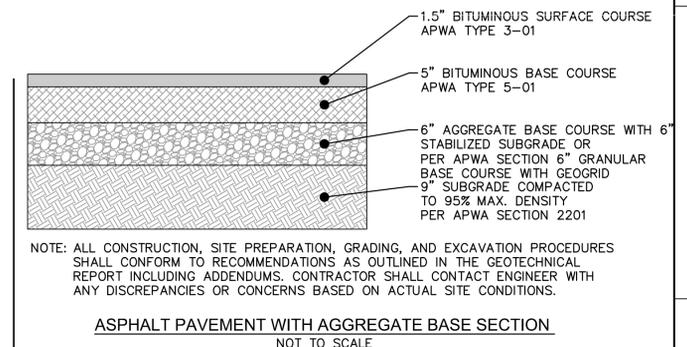
Approximate location of 5' S.E., Doc. No. 636752 Bk. 1303, Pg. 516 (Scaled per The Church Acres Minor Subdivision, document could not be found online)



- NOTES:**
- EXISTING ZONING: RP-3 PROPOSED ZONING: RP-3
 - EXISTING LAND USE: CHURCH
 - NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: <https://dnr.mo.gov/geology/geosrv/oilandgas.htm> (UPDATED MARCH 2021)
 - 1% chance annual flood zone (AE) as depicted on the FEMA Flood Insurance Rate Map (FIRM) Community Panel No 29095C0419G (Jackson County, MO), revised January 20th, 2017. All unshaded (Zone X) outside the 0.2% annual chance floodplain.

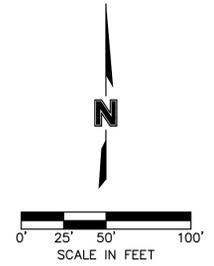
- DEVELOPMENT NOTES:**
- ALL PROPOSED DRIVES SHALL BE 26' CLEAR WIDTH (30' BACK-OF-CURB TO BACK-OF-CURB)
 - ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
 - ALL INTERNAL PRIVATE SIDEWALKS SHALL BE 6' WIDTH OR GREATER.
 - PARKING LOT IMPROVEMENTS AND ENTRANCE TO PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED WITH PHASE 1 (SEE PLAN)
 - ALL PROPOSED PARKING LOT IMPROVEMENTS SHALL BE BORDER WITH CG-1 CURBING.
 - COMMENCEMENT/COMPLETION - PHASE 1: 2022/2022 PHASE 2/3: 2023/2024
 - POTENTIAL PARKING GARAGE UNDER PHASE 3 BUILDING. NUMBER OF PARKING SPACES TO BE DETERMINED.
 - *REQUIRED PARKING TOTAL BASED ON LARGEST ASSEMBLY ROOM.
 - *ADDITIONAL PARKING WILL BE PROVIDED ON ADJACENT OFF SITE PROPERTY PENDING NOTIFICATIONS.

- LEGEND**
- FIRE LANE ASPHALT PAVEMENT (See Detail, This Sheet)
 - STANDARD ASPHALT PAVEMENT (See Detail, This Sheet)
 - VEHICLE PARKING COUNT



SITE DEVELOPMENT DATA

PHASE	EXISTING ZONING	PROPOSED ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE	GROSS FLOOR AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	PARKING STALLS REQUIRED		IMPERVIOUS AREA (SF / %)	IMPERVIOUS AREA TOTAL (SF / %)
										RATIO	REQUIRED PROVIDED		
Existing Building	RP-2 & RP-3	RP-2 & RP-3	8.02	0	8.02	CHURCH	33,000	33,000	0.09	1 per 3 seats or 12ft of pew or 30 sq.ft.	600/3= 200 245 6 ADA	143,786.5 SF 40.6%	143,786.5 SF 40.6%
1 Proposed	RP-2 & RP-3	RP-2 & RP-3	8.02	0	8.02	CHURCH	38,777.2 SF		0.00		150 8 ADA	38,777.2 SF 10.9% Increase	182,563.7 SF 51.5%
2 Proposed	RP-2 & RP-3	RP-2 & RP-3	8.02	0	8.02	CHURCH	12,462.3 SF	9,000	0.03			12,462.3 SF 3.5% Increase	195,026.0 SF 55.0%
3 Proposed	RP-2 & RP-3	RP-2 & RP-3	8.02	0	8.02	CHURCH	23,000 SF	23,000	0.07	1 per 3 seats or 12ft of pew or 30 sq.ft.	1,200/3= 400 Parking garage (TRD)	23,000 SF 6.5% Increase	218,026.0 SF 61.5%
TOTAL			8.02	0	8.02		65,000	65,000	0.19		400* 395* 14 ADA		218,026.0 SF



Olsson - Civil Engineering
 Missouri Certificate of Authority #001992
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 North Kansas City, MO 64116
 TEL 816.361.1177 www.ollson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY SITE PLAN
 PRELIMINARY DEVELOPMENT PLAN

SUMMIT PARK CHURCH
 425 SW OLDHAM PKWY

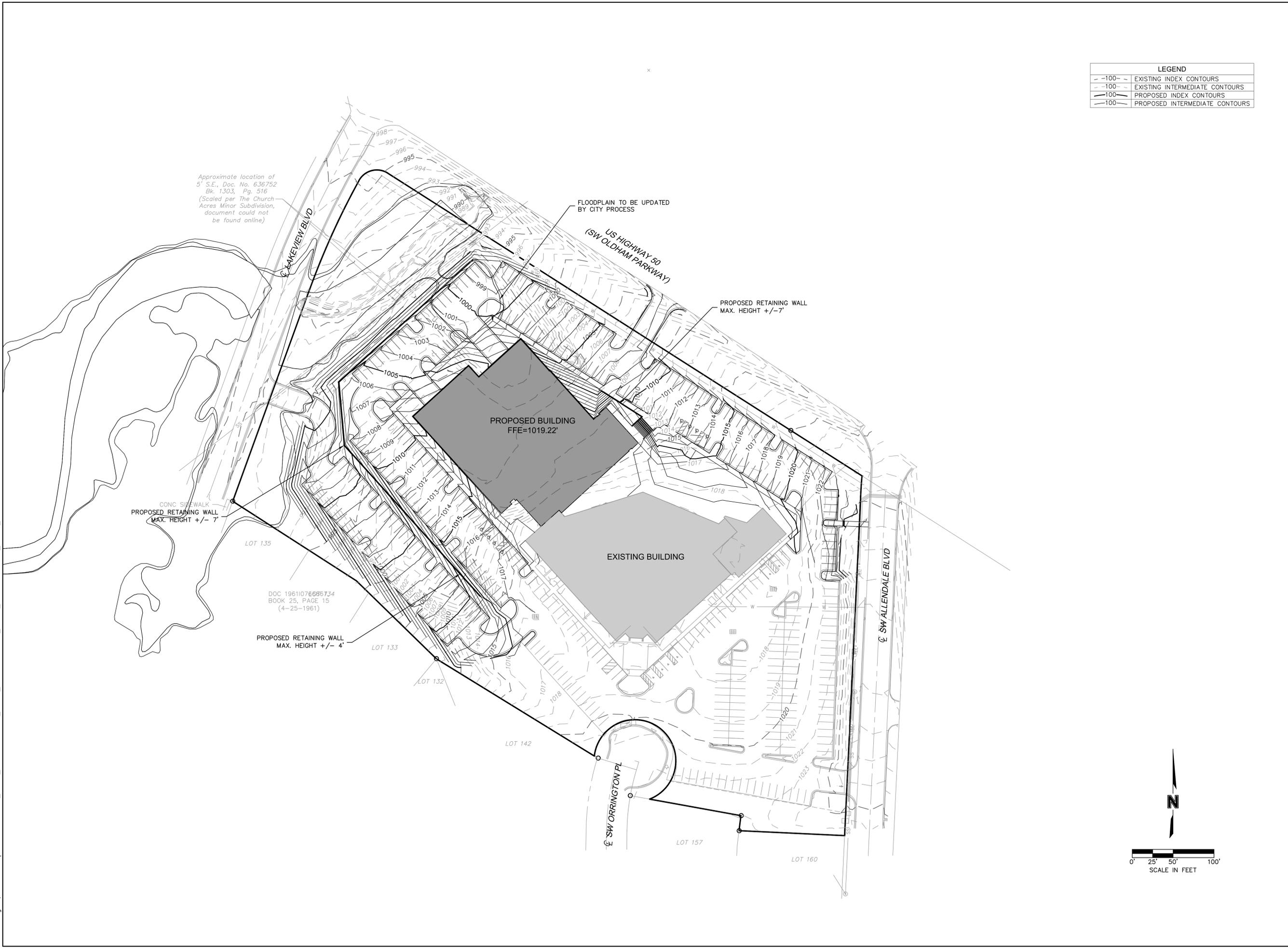
LEES SUMMIT, MISSOURI

drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 021-03377-A
 drawing no.: C_SIT01_A2103377
 date: 08.23.21

2021

SHEET
 C202

DWG: F:\2021\03\001-03500\021-03377-A\4D-Design\AutoCAD\ Preliminary Plans\Sheets\GNVA\PPA\C_GRD01_A2103377.dwg USER: jhodson
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LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

Approximate location of
 5' S.E., Doc. No. 636752
 Bk. 1303, Pg. 516
 (Scaled per The Church
 Acres Minor Subdivision,
 document could not
 be found online)

olsson

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 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
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PRELIMINARY GRADING PLAN
PRELIMINARY DEVELOPMENT PLAN

SUMMIT PARK CHURCH
 425 SW OLDHAM PKWY

LEES SUMMIT, MISSOURI

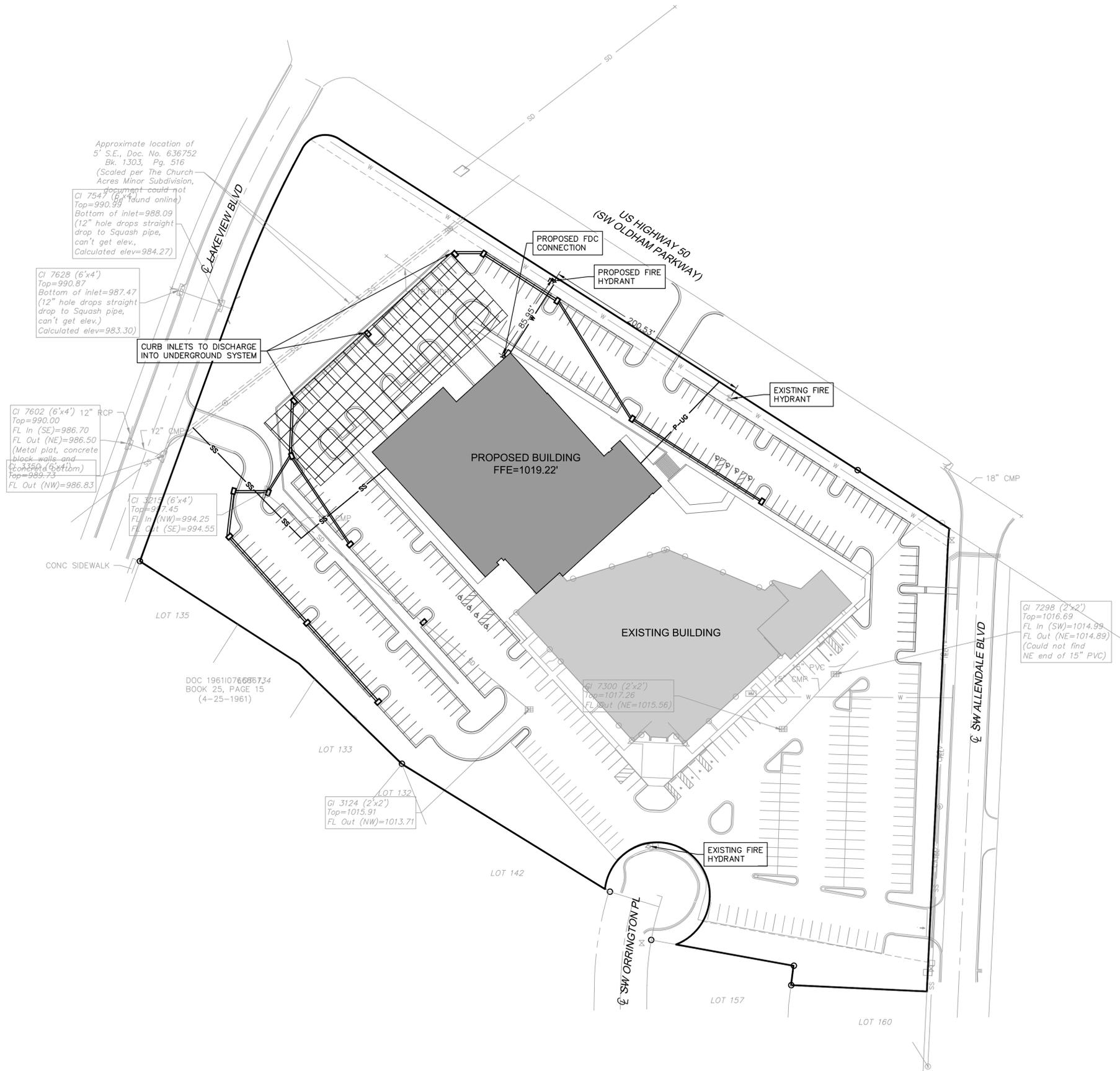
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 021-03377-A
 drawing no.: C_GRD01_A2103377
 date: 08.23.21

SHEET
C301

DWG: F:\2021\03001-03377-A\40-Design\AutoCAD\ Preliminary\Plans\Sheets\GNCA\PPA\C_UTL01_A2103377.dwg USER: jrodson
 DATE: Aug 16, 2021 4:19pm XREFS: C:\PTBLK_A2103377 C:\XBASE_A2103377 C:\FBASE_A2103377 C:\PUTIL_A2103377



Approximate location of
 5' S.E., Doc. No. 636752
 Bk. 1303, Pg. 516
 (Scaled per The Church
 Acres Minor Subdivision,
 document could not
 be found online)
 CI 7547 (6"x4")
 Top=990.99
 Bottom of inlet=988.09
 (12" hole drops straight
 drop to Squash pipe,
 can't get elev.,
 Calculated elev=984.27)

CI 7628 (6"x4")
 Top=990.87
 Bottom of inlet=987.47
 (12" hole drops straight
 drop to Squash pipe,
 can't get elev.)
 Calculated elev=983.30)

CI 7602 (6"x4") 12" RCP
 Top=990.00
 FL In (SE)=986.70
 FL Out (NE)=986.50
 (Metal plot, concrete
 black walls and
 top=989.73
 FL Out (NW)=986.83)

CI 3215 (6"x4")
 Top=997.45
 FL In (NW)=994.25
 FL Out (SE)=994.55

CI 7300 (2"x2")
 Top=1017.26
 FL Out (NE)=1015.56)

CI 3124 (2"x2")
 Top=1015.91
 FL Out (NW)=1013.71

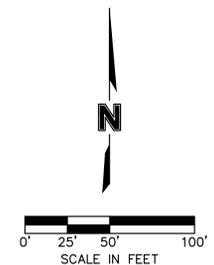
CI 7298 (2"x2")
 Top=1016.69
 FL In (SW)=1014.99
 FL Out (NE)=1014.89
 (Could not find
 NE end of 15" PVC)

LEGEND	
- -100 - -	EXISTING INDEX CONTOURS
- -100 - -	EXISTING INTERMEDIATE CONTOURS
- 100 -	PROPOSED INDEX CONTOURS
- 100 -	PROPOSED INTERMEDIATE CONTOURS

LEGEND	
SS	PROPOSED SANITARY SEWER
SB	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
P-UG	PROPOSED WATER LINE

PROPOSED PRIVATE UTILITY SIZES:
 WATER: 10"
 SANITARY: 8"
 STORM: SEE PLAN
 (ALL PROPOSED UTILITIES SHALL BE PRIVATE EXCEPT
 FOR WATER MAIN WITHIN PUBLIC RIGHT-OF-WAY)

 DENOTES PROPOSED AREA FOR UNDERGROUND DETENTION CHAMBERS





Olsson - Civil Engineering
 Missouri Certification of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

PRELIMINARY UTILITY PLAN
PRELIMINARY DEVELOPMENT PLAN

SUMMIT PARK CHURCH
 425 SW OLDHAM PKWY

LEES SUMMIT, MISSOURI

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 021-03377-A

drawing no.: C_UTL01_A2103377

date: 08.23.21

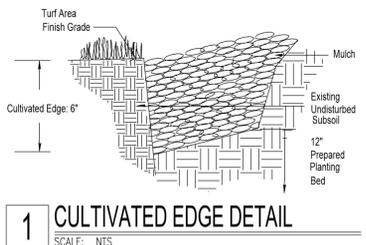
2021

SHEET
C401



CLIENT
Summit Park Church
425 SW Oldham Pkwy,
Lee's Summit, MO 64081

PROJECT
Summit Park Church
425 SW Oldham Pkwy,
Lee's Summit, MO 64081

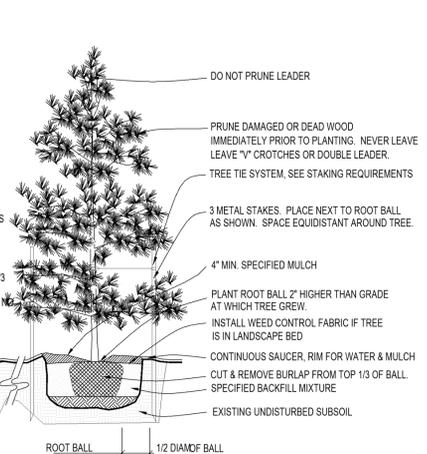


- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
 - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP



- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
 - STAKES SHALL BE 2" x 2" HARDWOOD OR EQUAL

- PERENNIAL PLANTING NOTES:**
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12"



SITE DATA

	Quantity	Required	Provided
Site Area	354,123		
Open Space			
Total lot area minus Building and Parking	289,419.00		
1 tree/ 5,000 SF of ttl lot area		26.80	27
2 shrubs/ 5,000 SF of ttl lot area		53.60	54
Street Trees			
SW Lakeview Blvd	408.00		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		13.60	14
NW Allendale Blvd	407		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		13.56	14
Oldham Parkway	682		
20' Insc buffer		Y	Y
1 tree/30 LF of frontage		22.73	23
Parking Lot Screening			
Perimeter Parking (Excludes Lakeview Blvd)	781		
12 shrubs per 40 linear feet		234.3	234
Screening @ 2.5' ht parallel to the street		Y	Y
Interior Parking	155,400.00		
5% of parking lot area	SF	7,770.00	14,103.00
1 island/every 4 rows of pkg		Y	Y
1 island at end of row		Y	Y
islands to be planted w/trees, shrubs, grass, groundcover		Y	Y

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	7	Nyssa sylvatica	Black Tupelo		3"	6' min. clear., ground to canopy	
	8	Quercus rubra	Northern Red Oak		3"	6' min. clear., ground to canopy	
	17	Gleditsia triacanthos "Skyline"	Shademaster Honeylocust		3"	6' min. clear., ground to canopy	
	29	Acer x truncatum "Warrenred"	Pacific Sunset Maple		3"	6' min. clear., ground to canopy	
EVERGREEN TREES							
	12	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		8' ht.	symmetrical pyramidal form	
	3	Juniper chinensis	Eastern Red Cedar		8' ht.	symmetrical pyramidal form	
	5	Picea abies	Norway Spruce		8' ht.	symmetrical pyramidal form	
ORNAMENTAL TREES							
	0	Cercis canadensis	Eastern Redbud		3"		
DECIDUOUS SHRUBS/GRASSES							
	0	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.		Plant @ 18" O.C.	
	28	Spiraea x bumalda "Limemound"	Limemound spirea	5 gal.		Plant @ 3' O.C.	
	61	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.		Plant @ 4' O.C.	
	33	Syringa X "Penda"	Blooming Purple Lilac	5 gal.		Plant @ 5' O.C.	
EVERGREEN SHRUBS							
	75	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.		Plant @ 4' O.C.	
	37	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.	
	0	Juniperus chinensis "Spartan"	Spartan Juniper	5' ht.		Symmetrical pyramidal form	
GROUNDCOVERS AND GRASSES							
	0	Pennisetum alopecuroides "Hamain"	Dwarf Fountain Grass	1 qt.		Plant @ 18" O.C.	
	0	Sedum spurium "Dragon's Blood"	Dragon Blood Sedum	1 gal.		Plant @ 24" O.C.	
EXISTING TREES TO BE REMOVED							
EXISTING TREES/SHRUBS TO BE PRESERVED							

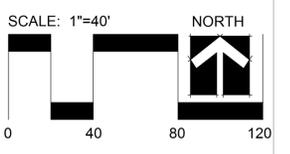
Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.

Materials:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

- Installation:**
- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
 - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 - Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 - Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
 - Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



Date: 8.20.2021
Project #: 758
Landscape Plan



