

ELITE SPORT

SECTION 26 , TOWNSHIP 48 , RANGE 33
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

KIVA NO. 55755

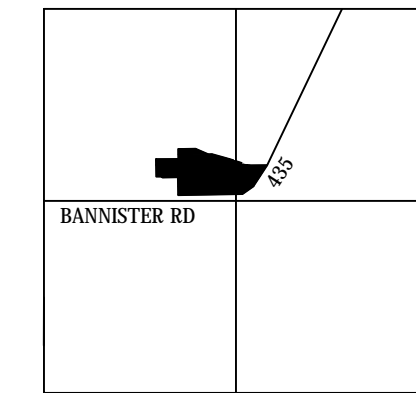
APN NO. JA4952002070000000

PRIVATE IMPROVEMENTS

LINE CREEK IS THE WATERSHED FOR THE PROJECT.

PRIVATE QUANTITIES:

ITEM	UNIT	QUANTITY
REMOVAL OF ASPHALT	SY	2,160
REMOVAL OF CURB AND GUTTER	LF	743
CG-1 CURB AND GUTTER	LF	228
RIBBON CURB	LF	250
REMOVE VEGETATION AND FILL CRACKS	LS	1
CONVERT CURB INLET INTO AREA INLET	EA	2
RE-STRIPING PARKING LOT	LS	1
EROSION CONTROL	LS	1
SEEDING	SF	19,440



VICINITY MAP
SECTION 26-48-33
KANSAS CITY,
JACKSON COUNTY, MISSOURI
1"=2640'

LEGAL DESCRIPTION

LOT 1, PACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

FLOODPLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 29095C0383G B, EFFECTIVE DATE: JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOODING.

SURVEYOR

MCLAUGHLIN MUELLER, INC.
218 West Mill Street
Liberty, MO 64068
PH 816-407-0002 FX 816-407-0003

OWNER:

WILLIAM S. WALKER
PENNWAY ASSOCIATES VI LLC
PO BOX 2923 KANSAS CITY, KANSAS 66101
913 281 4800
BWALKER@VANKEPPEL.COM

SHEET INDEX:

- COVER SHEET
- GENERAL NOTES
- DEMOLITION PLAN
- GENERAL LAYOUT
- GRADING PLAN
- EROSION CONTROL PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES



UTILITIES:

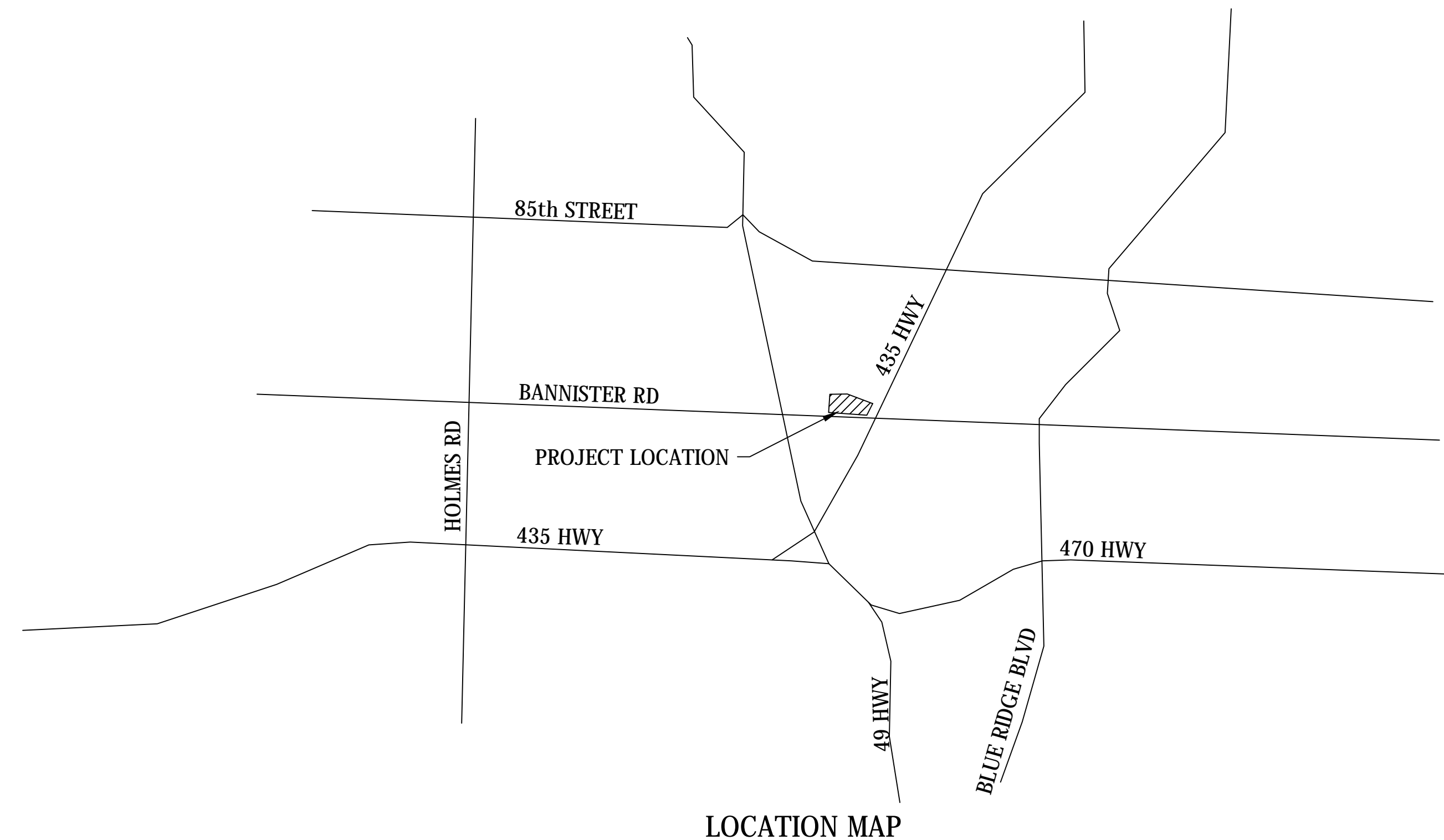
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED

Kansas City Power & Light	816-471-0060
Southwestern Bell Telephone	816-871-9900
KPL Gas Service Company	816-221-2200
Kansas City Public Works	816-274-2281
American Cablevision	816-231-1444
Water Pollution Control Dept.	816-274-2800
Missouri One-Call System	1-800-DIG-RITE

LEGEND

Existing	Proposed



LOCATION MAP

PROJECT NOTES

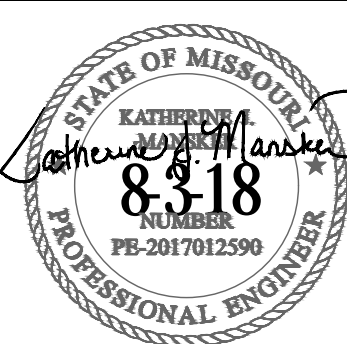
- The construction covered by these plans shall conform to the current "City Standards" and Specifications of the CPS-DS-LDD, Kansas City, Missouri, except as noted.
- Elevations are based upon Kansas City, Missouri Datum, NAVD 88 +722.57
- All street name signs shall be installed in accordance with the requirements of the Transportation Department as part of the street construction work, by the paving contractor.
- Developer shall be responsible for the control of erosion and siltation during all phases of construction.
- All asphalt street construction shall be of virgin material.
- Manhole top elevations designated as "Field Verify" are located outside the street right-of-way. Developer ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
- Developer shall provide earthwork and material testing to comply with the "Standard Specifications of the CPS-DS-LDD" or as required by the City field representative. Prior to ordering pre-cast structures, shop drawings are to be submitted to the design engineer for approval. The design engineer shall indicate approval of the shop drawings and add the permit type and number on them and then submit them to the City Planning & Development Dept., Land Development Division.
- Development Services on the 5th floor of City Hall, 414 E. 12th St. KCMO 64106.
- All new sidewalk construction in front of the residential frontage will be the responsibility of the Builder.
- ADA ramps are to be constructed in conformance with DOJ/ADA standards.
- Storm Sewers crossing public streets shall conform to the flowable fill requirements as per the revised APWA Section 2602.3 Backfilling of Trenches dated April 2000.

THIS PLAN
APPROVED
BY ORDINANCE
No. **180822**
DATE: **10/25/2018**

NOT FOR CONSTRUCTION
FOR CONSTRUCTION

ELITE SPORT
KANSAS CITY, MISSOURI

COVER SHEET



DATE	BY	REVISION

C-1

PFEFFERKORN
ENGINEERING &
ENVIRONMENTAL
122 N. Water Street, Ste B
Olathe, Kansas 66061
PH. 913-490-3967
FX. 913-426-9138
www.p-e2.com

PROJECT NOTES

1. Grading contractor shall be responsible for the control of erosion and siltation during all phases of construction.
2. Prior to ordering precast structures: shop drawings shall be submitted to the design engineer for approval. Upon approval these shall be submitted to the City of Kansas City MO for review.
3. Manhole top elevations designated as "field verify" are located outside the street right-of-way or in areas of undetermined grading.

GENERAL NOTES

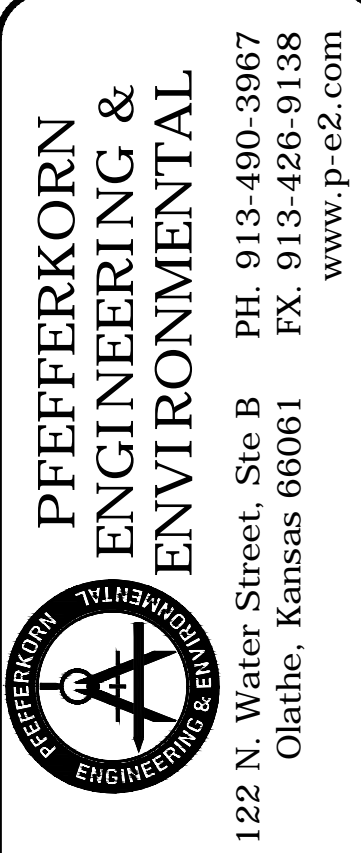
1. All graded areas shall be seeded within 15 days after grading is completed.
2. General contractor is responsible to water seeded areas as necessary to get vegetation established.
3. Seed all disturbed areas not otherwise planted with turf-type-tall fescue seed blend.
4. Finish grades tolerances are 0.10 foot above or below design elevations.
5. Provide temporary seeding on stockpiles and all other areas of the site that will remain undisturbed for 30 days or more.
6. Construct temporary erosion control as shown on the drawings prior to beginning grading operations.
7. All locations of temporary erosion control devices shall be subject to adjustment as directed by the engineer.
8. When the temporary erosion control devices are no longer required for the intended purpose, they shall be removed.
9. Replace damaged and worn out silt barriers as directed by the engineer.
10. Notify local utility locator service of intended excavation/utility trenching operations. See cover sheet for phone number.

GENERAL NOTES

11. The contractor shall give all necessary notices and obtain all permits.
12. Spot elevations and contours represent proposed finished grade and top of finished pavement.
13. Contractor shall verify existing elevations and inverts prior to beginning work.
14. All curbs and sidewalks shall be backfilled with topsoil, and seeded and mulched, unless otherwise noted.
15. All drainage structures, pipes within the limits of construction, and sediment ponds shall have sediment removed prior to final acceptance.
16. Silt barriers shall be cleaned of accumulated sediment when approximately 30% filled.
17. Maximum slopes in all directions of handicap parking spaces/aisles shall not exceed 2%.
18. The contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris.
19. The 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.
20. All estimates of quantities are for informational purposes only, contractor and subcontractors shall be responsible for determining all quantities. Contractor shall provide all work and materials as shown on plans.
21. The contractor shall grade areas to provide positive drainage.
22. The contractor shall finish grade slopes as shown no steeper than one 1 foot vertical in 3 feet horizontal.
23. The erosion control plan has been placed in the city's file for the project. The plan appears to fulfill the Missouri Department of Natural Resources technical criteria and the criteria for erosion control measures may be needed if unforeseen erosion problems arise or if the submitted plan does not function as intended. The requirements of this plan shall run with the land and be the obligation of the land owner until such time as is properly completed. Modified or voided.

GENERAL NOTES

1. The construction covered by these plans shall conform to all applicable standards and specifications of the public works department of the City of Kansas City, MO, in current usage and the standard specifications of the Kansas City Metropolitan Chapter of the American Public Works Association 2004 edition.
2. All workmanship and materials shall be subject to the inspection and approval of the engineering department of the City of Kansas City, MO.
3. Lineal foot measurements shown on these plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
4. The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
5. Clearing and grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all state and local codes and ordinances.
6. The contractor shall control the erosion and siltation during all phases of construction, he shall keep the streets clean of mud and debris and follow the erosion control plan prepared by the design engineer.
7. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required.
8. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from muck and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workman or machinery engaged in subgrade, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into mud or muck during such operation, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
9. A minimum horizontal distance of ten (10') shall be maintained between parallel water and sanitary sewer lines. At any point where sanitary sewer lines cross water main, the sanitary sewer shall be constructed of cast iron pipe or pipe encased in concrete for a distance of ten feet (10') in each direction from the crossing unless the water is a minimum of eighteen inches (18") above the top of the sanitary sewer line.
10. Contractor shall hire and pay for the services of an independent testing laboratory for soils testing. For all fills greater than three feet in depth, testing lab shall perform atterburg limits, sieve analysis, and proctor moisture-density tests on fill materials per astm d 698. Such lab test shall be done for each major source of fill for the first 500 cubic yards, and additional tests for each 1,000 cubic yards placed. on-site nuclear density testing shall take place at a minimum of one group of three test per each 300 cubic yards of fill placed. For fill greater than 5 feet in depth soils compaction tests shall be taken at maximum depth intervals of 2 feet. Test results for all of the above shall be submitted to contractor, design engineer, and to the City of Kansas City MO. contractor shall notify the city and testing laboratory at least 24 hours before filling operations commence in a given area.
11. For pad specific requirements see Architect and geotechnical plans and report



ELITE SPORT
KANSAS CITY, MISSOURI

GENERAL NOTES

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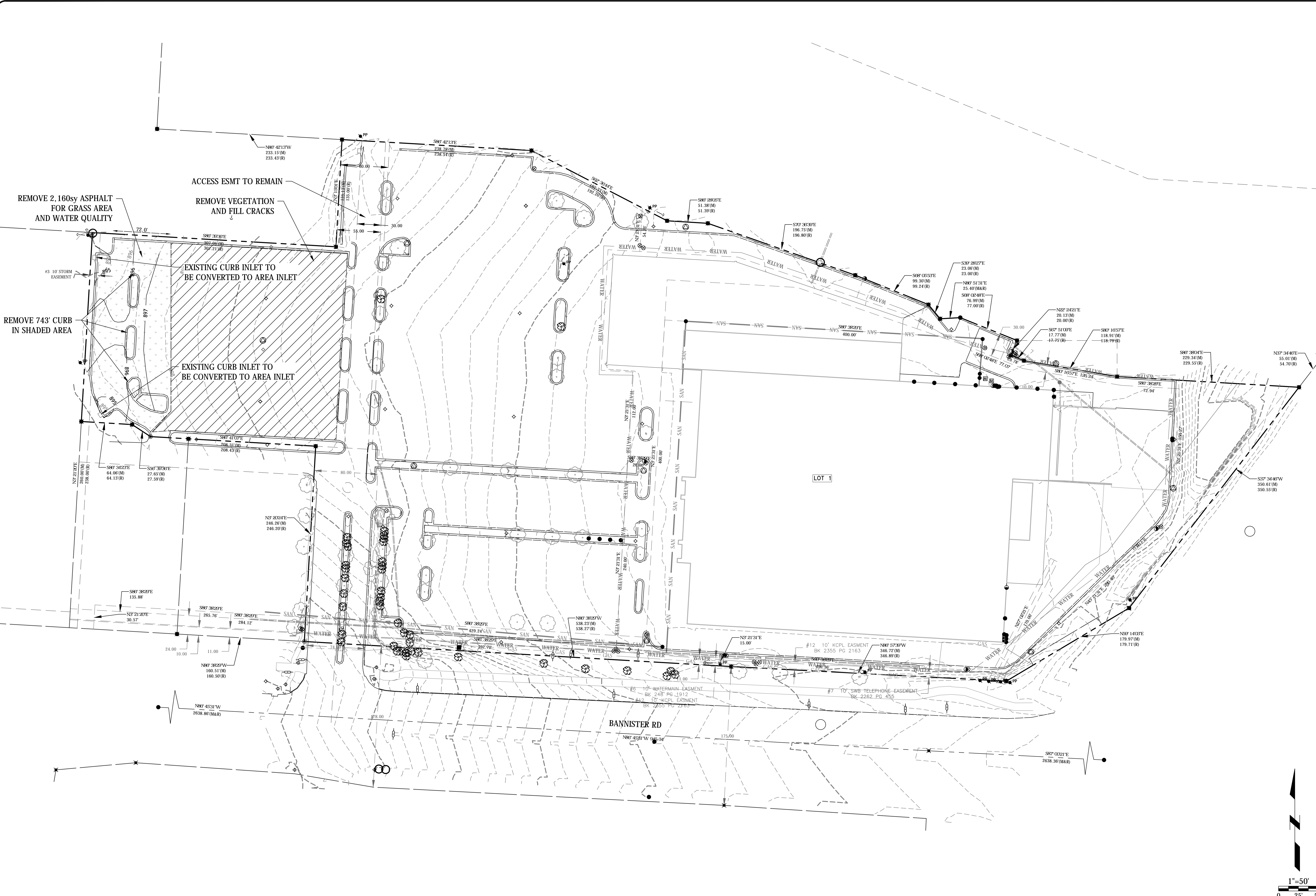


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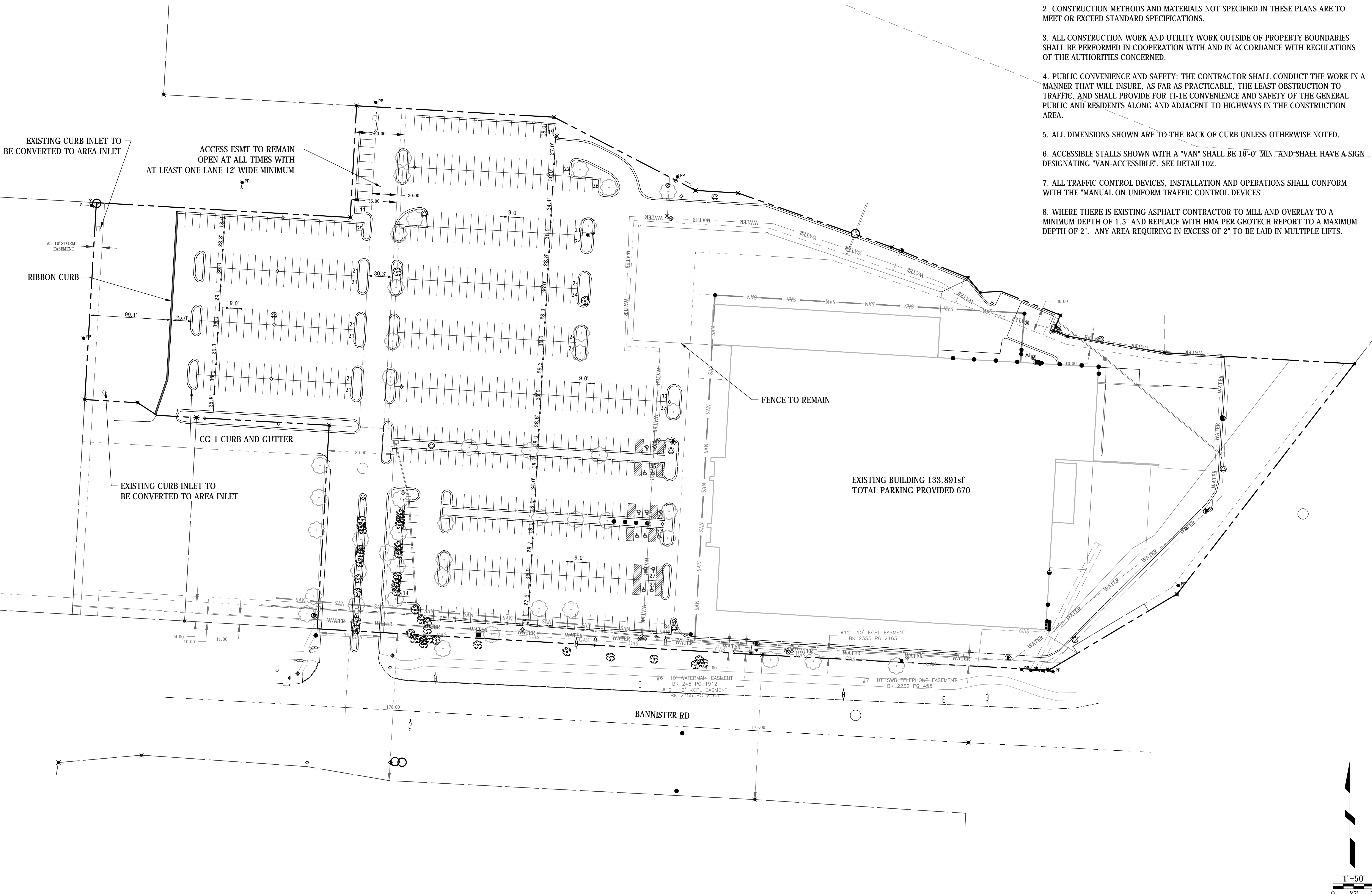


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- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
 5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.
 7. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 8. WHERE THERE IS EXISTING ASPHALT CONTRACTOR TO MILL AND OVERLAY TO A MINIMUM DEPTH OF 1.5" AND REPLACE WITH HMA PER GEOTECH REPORT TO A MAXIMUM DEPTH OF 2". ANY AREA REQUIRING IN EXCESS OF 2" TO BE LAID IN MULTIPLE LIFTS.

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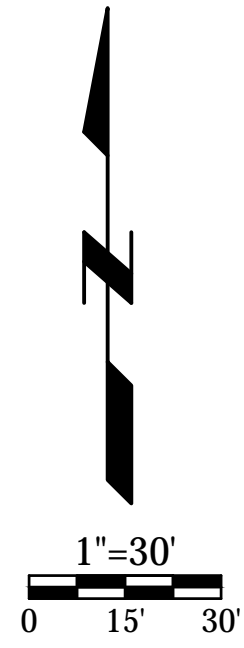
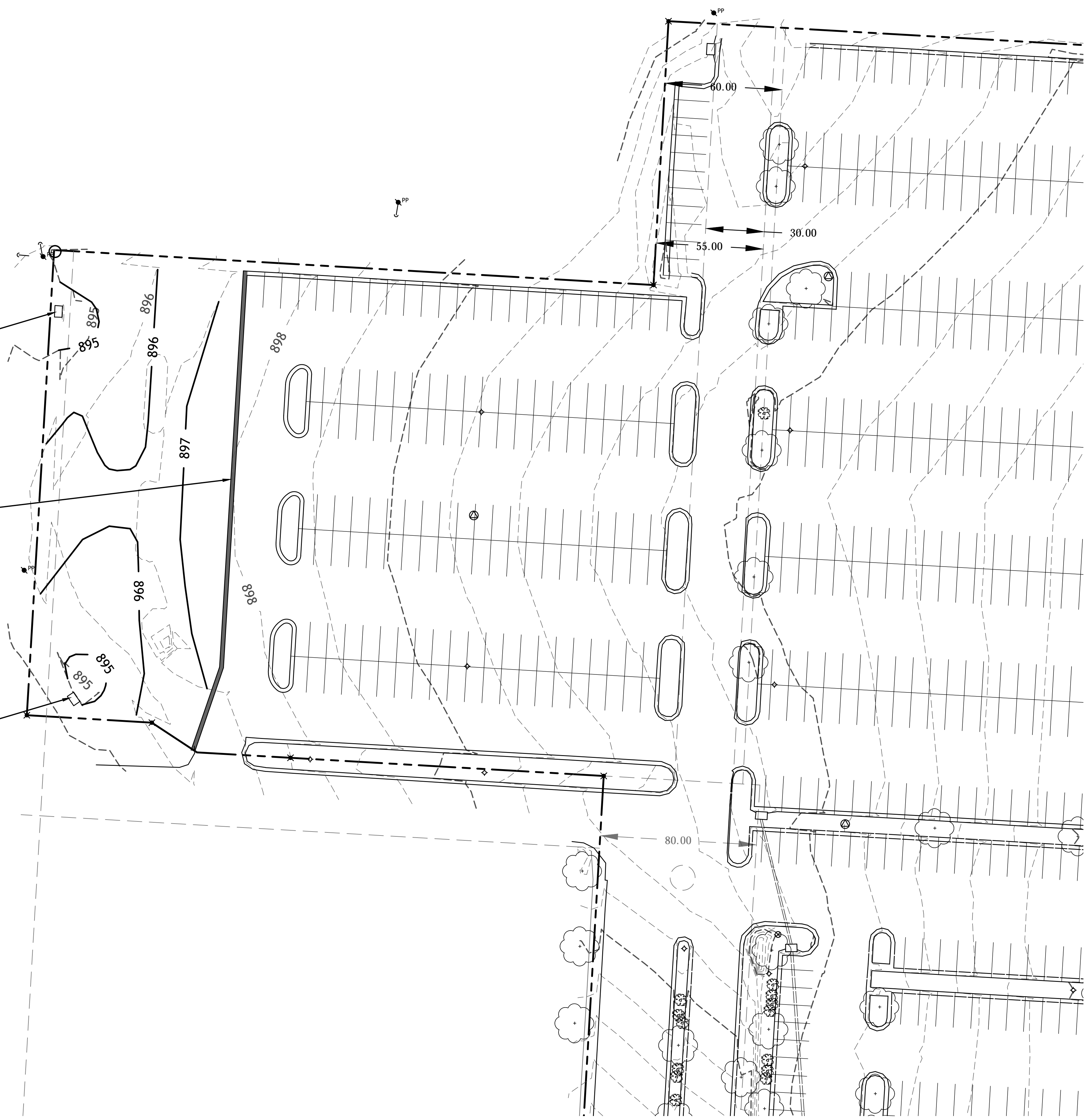


1"=50'
0 25' 50'

EXISTING CURB INLET TO
BE CONVERTED TO AREA INLET
OPEN ON 3 SIDES
TOP ELEVATION TO REMAIN SAME

EXISTING CURB INLET TO
BE CONVERTED TO AREA INLET
OPEN ON 3 SIDES
TOP ELEVATION TO REMAIN SAME

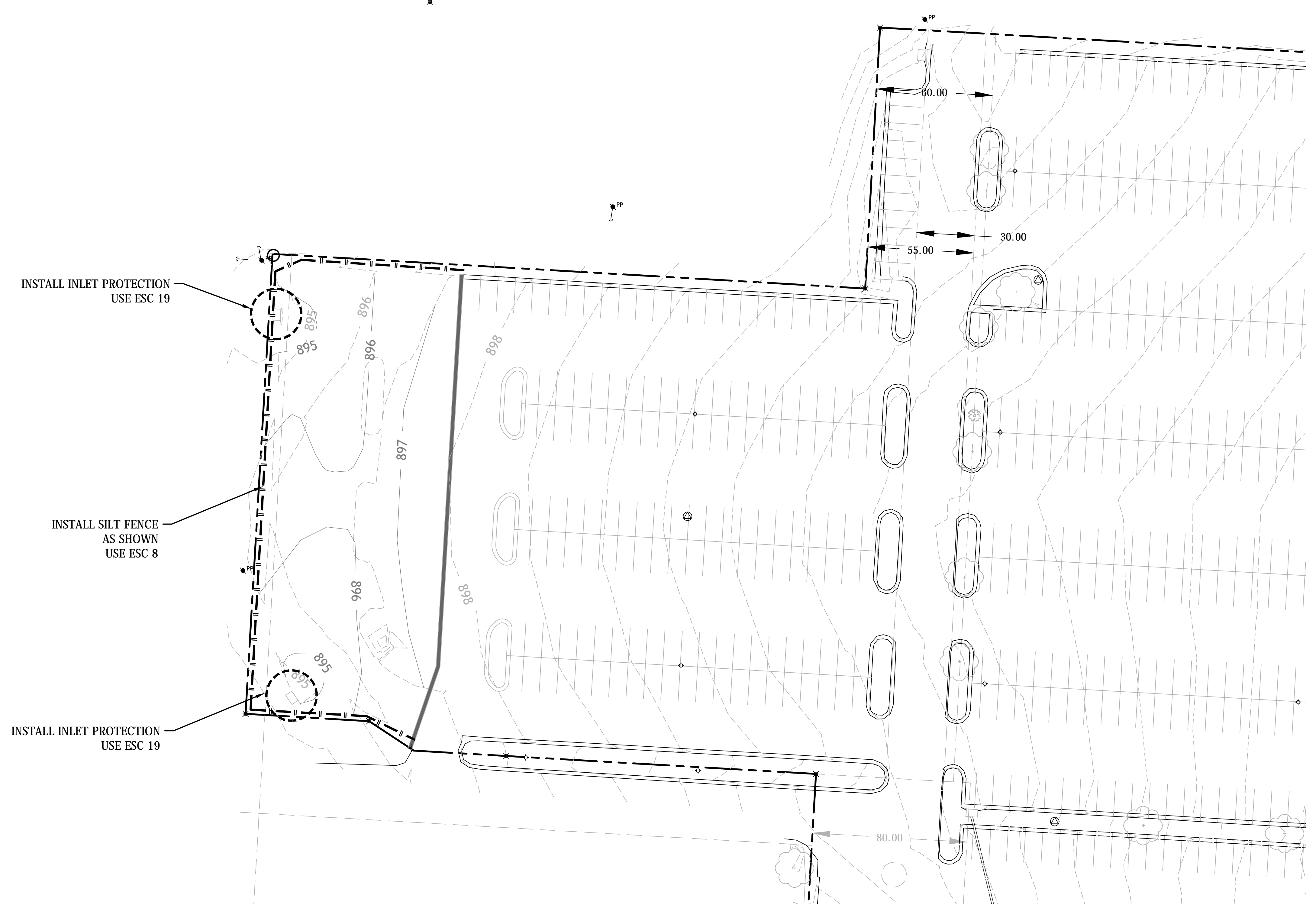
RIBBON CURB



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INSTALL INLET PROTECTION
USE ESC 19

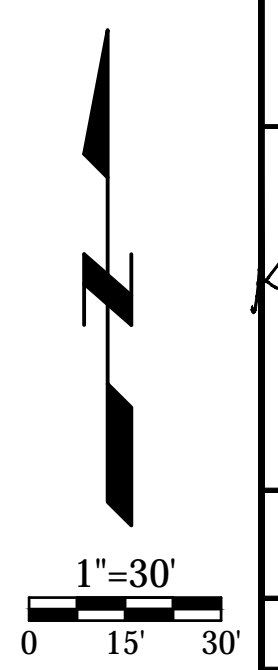
INSTALL SILT FENCE
AS SHOWN
USE ESC 8

INSTALL INLET PROTECTION
USE ESC 19

Erosion & Sedimentation control measures in place shall be checked & maintained weekly or within 24 hours following a rain measuring greater than 0.5 inches in 24 hours as recorded at KCI Airport.

- LEGEND**
- PROPERTY LINE / LIMITS OF GRADING
 - SILT FENCE - POST MAX SPACING 8' USE ESC 10 DETAIL
 - INLET PROTECTION USE ESC-19

NOTE:
NO WETLANDS PRESENT ON THIS PROPERTY



DATE	
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Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	24	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	13	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

Shrub List

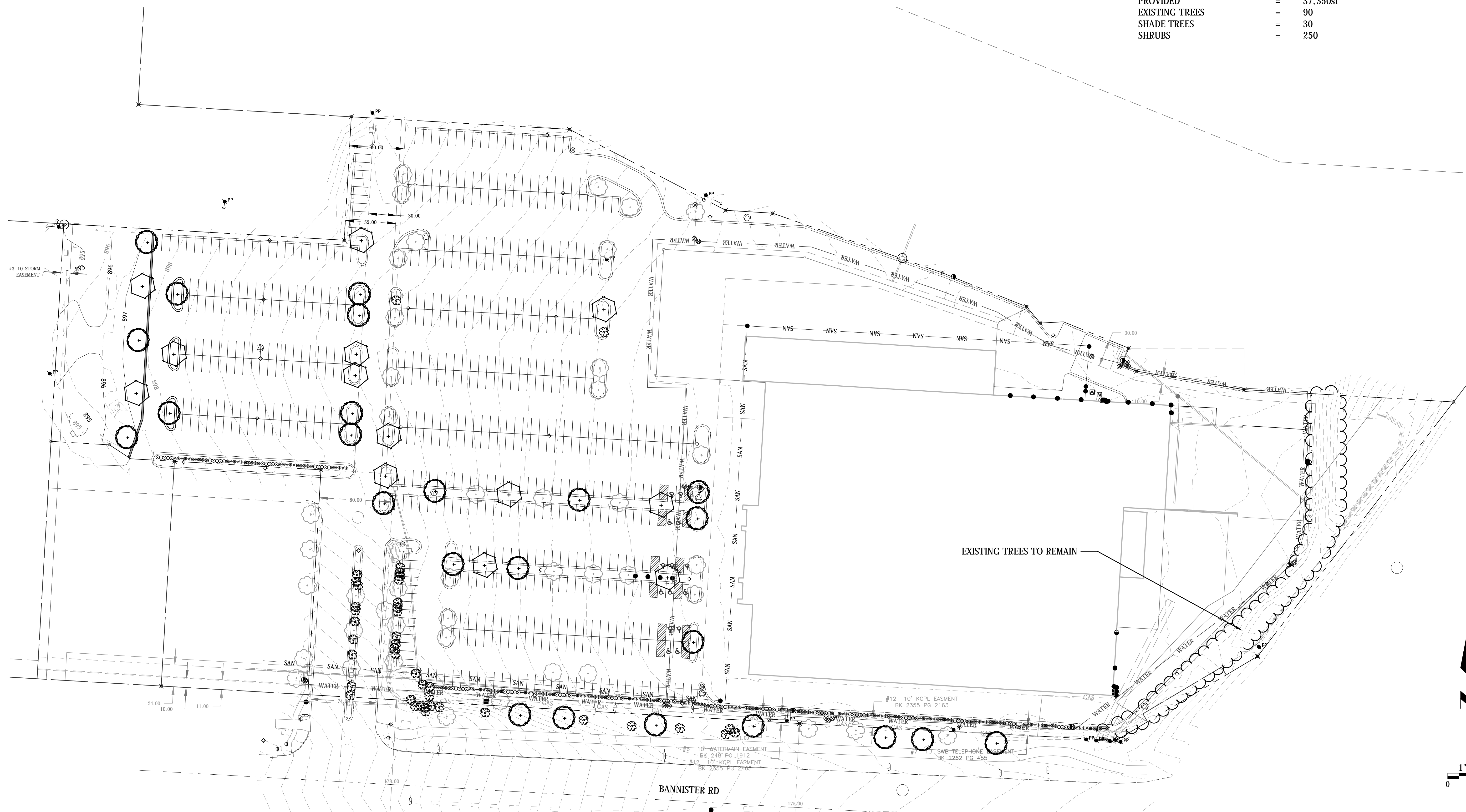
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	85	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	85	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	80	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.

LANDSCAPE DATA:
 BANNISTER 885.00'
 REQUIRED
 STREET TREES 1/30'= 30

PROVIDED
 EXISTING TREES = 23
 STREET TREES = 7

LANDSCAPE DATA:
 REQUIRED INTERIOR 670 PARKING STALLS
 35sf LANDSCAPE AREA/STALL = 23,450sf
 1 TREE / 5 STALLS = 74
 1 SHRUB / STALLS = 670

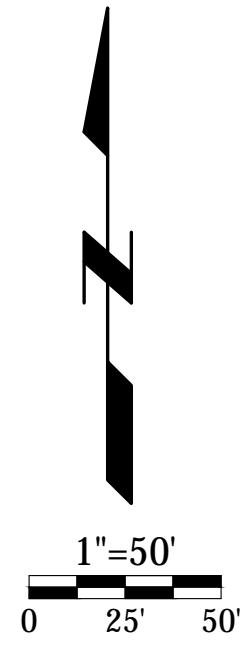
PROVIDED
 EXISTING TREES = 37,350sf
 SHADE TREES = 90
 SHRUBS = 30
 = 250

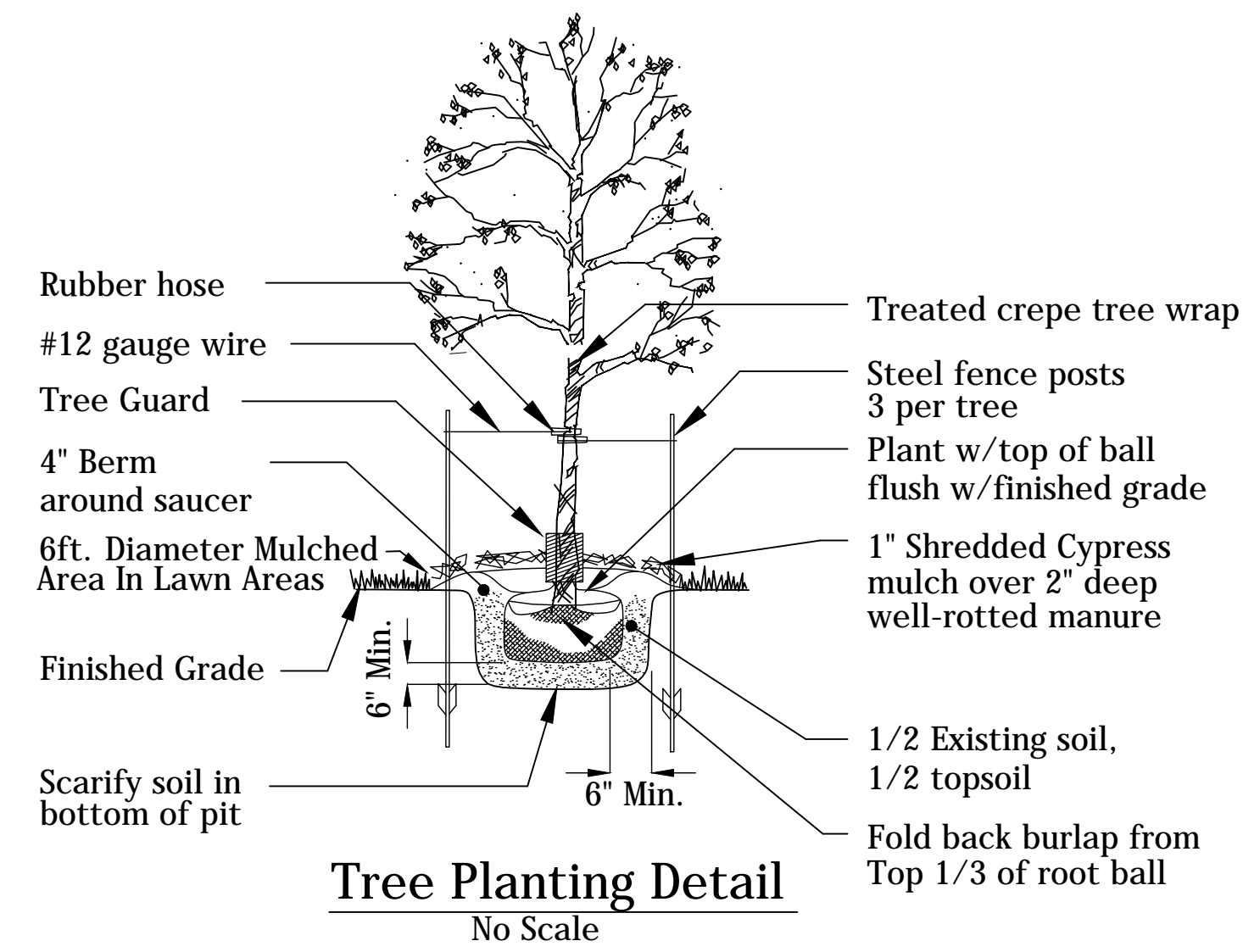
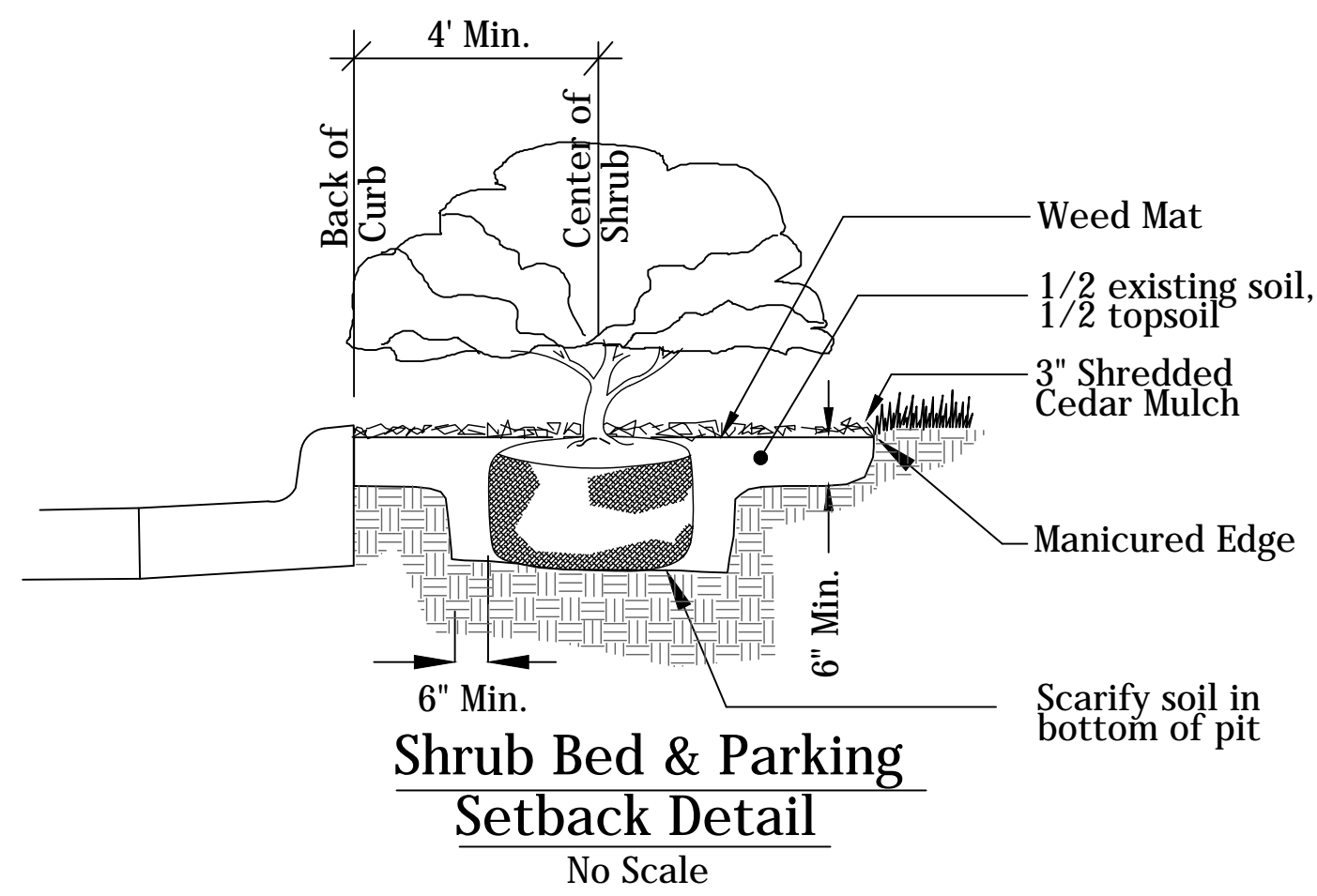


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DESIGNED BY	DATE	PROJECT	REVISION 1





LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Typical Utility Box Screening Details

No Scale

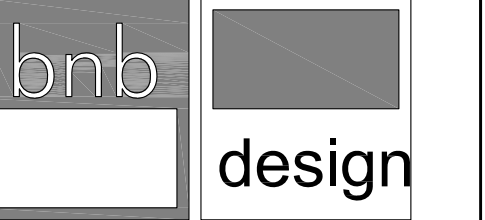


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

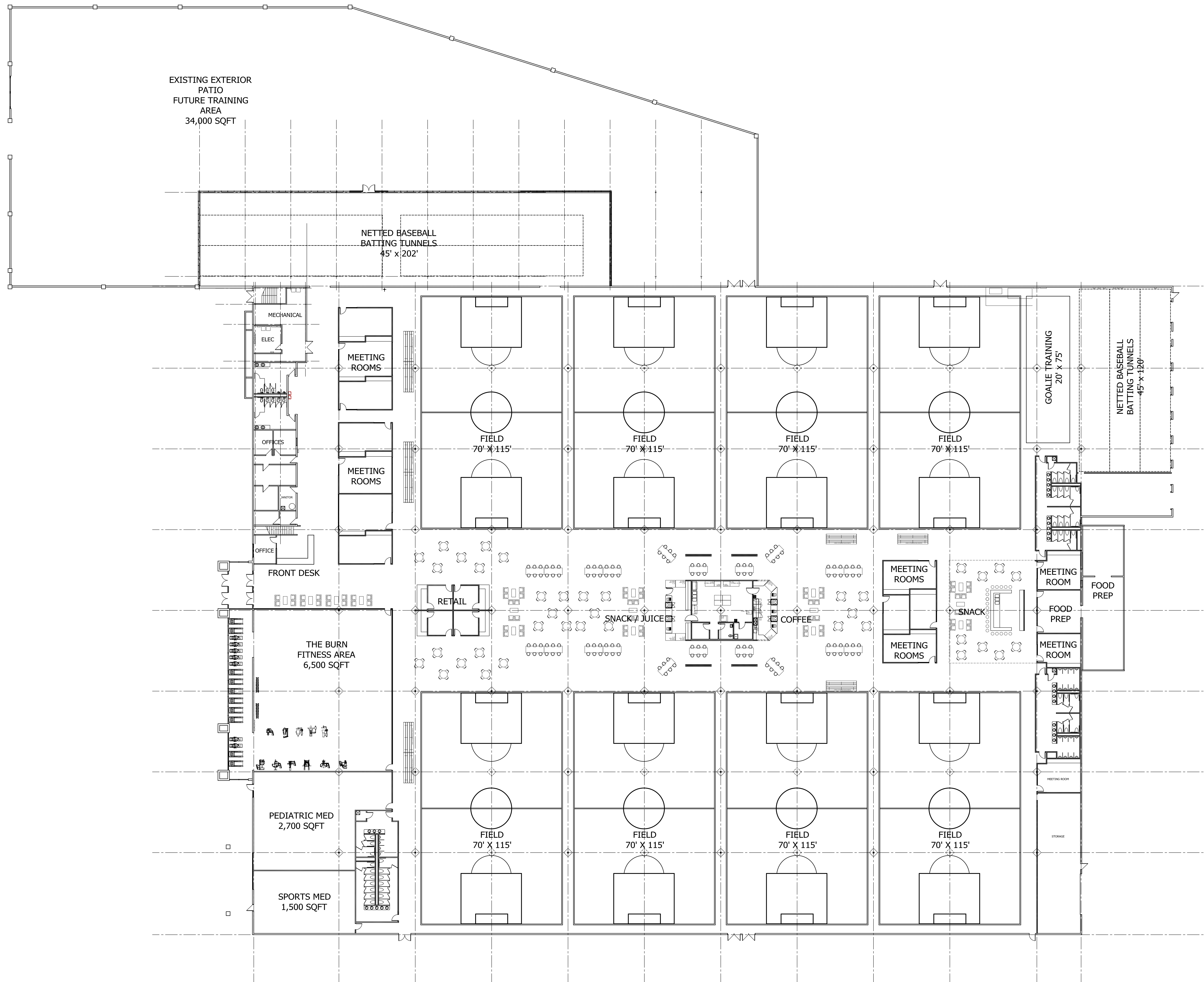
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architecture & interiors
 115 n. nettleton
 bonner springs, ks
 913.422.5762 ph
 309.409.9258 fx

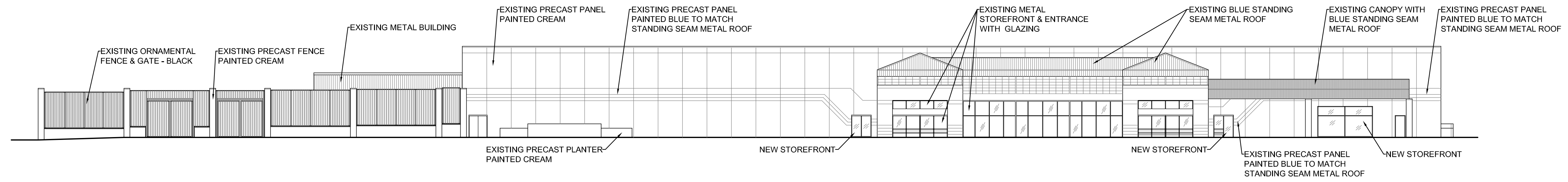


ELITE SPORT MALL
 5000 BANNISTER ROAD
 KANSAS CITY, MISSOURI 64137

ISSUE DATE: 2 AUGUST 2018

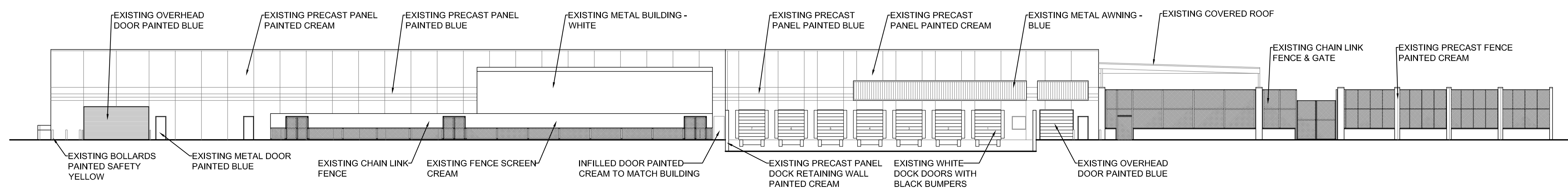
PROPOSED
 TENANT
 IMPROVEMENT

SCALE: 1" = 20'-0"



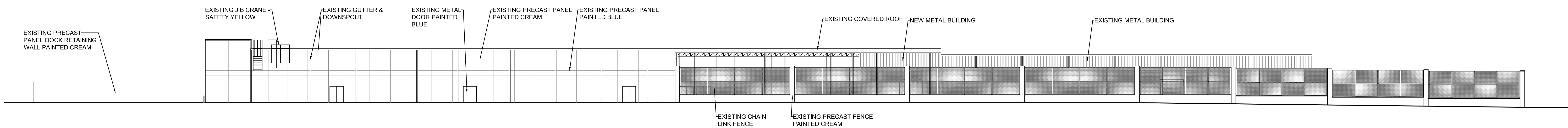
WEST ELEVATION

SCALE: 1" = 20'-0"



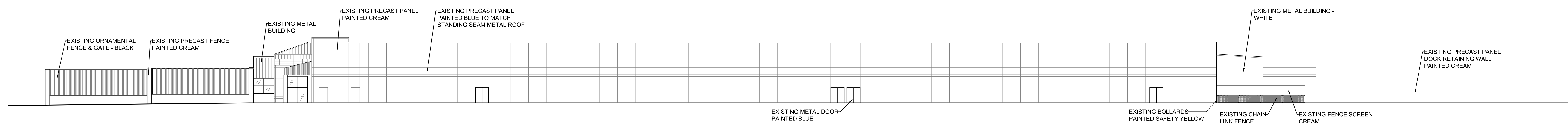
EAST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"



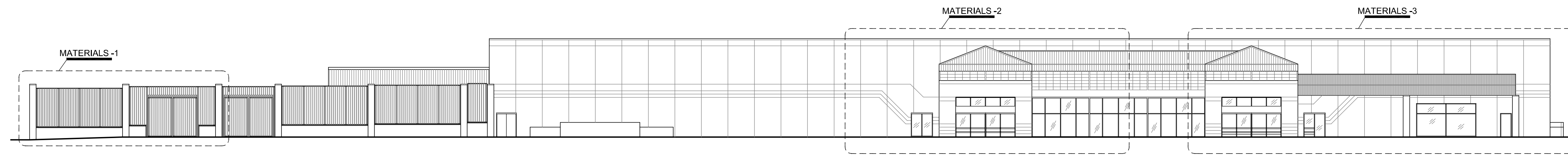
SOUTH ELEVATION

SCALE: 1" = 20'-0"

ELITE SPORT MALL
 5000 BANNISTER ROAD
 KANSAS CITY, MISSOURI 64137

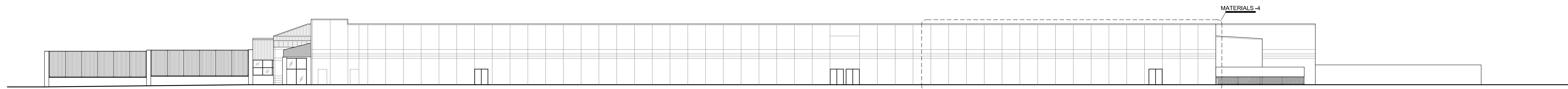
ISSUE DATE: 2 AUGUST 2018

ELEVATIONS



WEST ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"



BUILDING MATERIALS - 4

SCALE: 1/8" = 1'-0"



BUILDING MATERIALS - 3

SCALE: 1/8" = 1'-0"



BUILDING MATERIALS - 2

SCALE: 1/8" = 1'-0"



BUILDING MATERIALS - 1

SCALE: 1/8" = 1'-0"

ELITE SPORT MALL
 5000 BANNISTER ROAD
 KANSAS CITY, MISSOURI 64137

ISSUE: 2 AUGUST 2018
 DATE:

BUILDING MATERIALS