OLDHAM VILLAGE 2ND PLAT
Lot 18A, 19, Tract E-1
REVISED TRACT NUMBER. (1)
1306 & 1310 SW Market
Utility Improvement Plan
Section 8, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

TR-1, TR-2, REPLAT OF LOT 2, RESURVEY OF LOT 4 SIMONIN ADDITION.

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:
The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

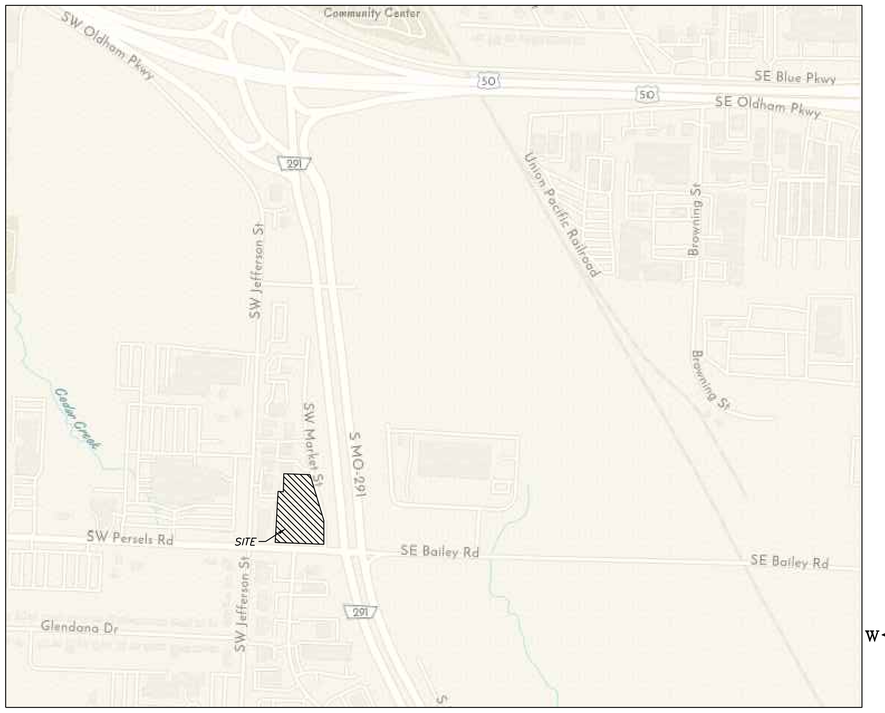
1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

NOTE :

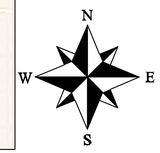
ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	28.00
CONCRETE PAVING	S.Y.	86.00
GEOGRID	S.Y.	34.00
MoDOT Type 5 Base	S.Y.	54.00
4' DIA Drop Sanitary Sewer Manhole	EA	1.00
8" PVC SDR 26	LF	152.43
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
SANITARY 6" PVC SDR 26 Service Line	FT	40.00
TEES, BENDS, WYES	LS	2.00
TRACER WIRE AND EQUIPMENT	FT	44.50
SILT FENCE	FT	25.00
INLET PROTECTION	UNIT	2.00
SEEDING / MULCHING/ FERTILIZING	AC	0.02
STORM		
18" HDPE	FT	168.41
5' x 4' STORM CURB INLET	EA	1.00
5' x 5' STORM FIELD INLET	EA	1.00



Vicinity Map



DEVELOPER:
NAME
MARKET STREET INVESTORS LLC
7200 W 132ND ST STE 150
OVERLAND PARK, KS 66213
Phone:

INDEX OF SHEETS:

Site Improvement Notes

Sanitary Sewer Improvements
~The site will utilize the existing sanitary sewer in SW Jefferson St.

Water Main Improvements
~N/A

Storm Sewer
~Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
~N/A

LEGEND:

Existing Underground Power	UGP UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X X
Existing Gas Main	GAS
Existing Water Main	X W/M X W/M
Existing Storm Sewer	X STM X STM
Existing Sanitary Sewer	X SAN X SAN
Existing Underground Telephone	UGT UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST ST ST
Proposed Sanitary Sewer	SS SS
Proposed Underground Power	UGT UGT
Proposed Gas Service	GAS
Proposed 8" D.I.P. Water	W
Proposed Electrical Service	UGP UGP

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

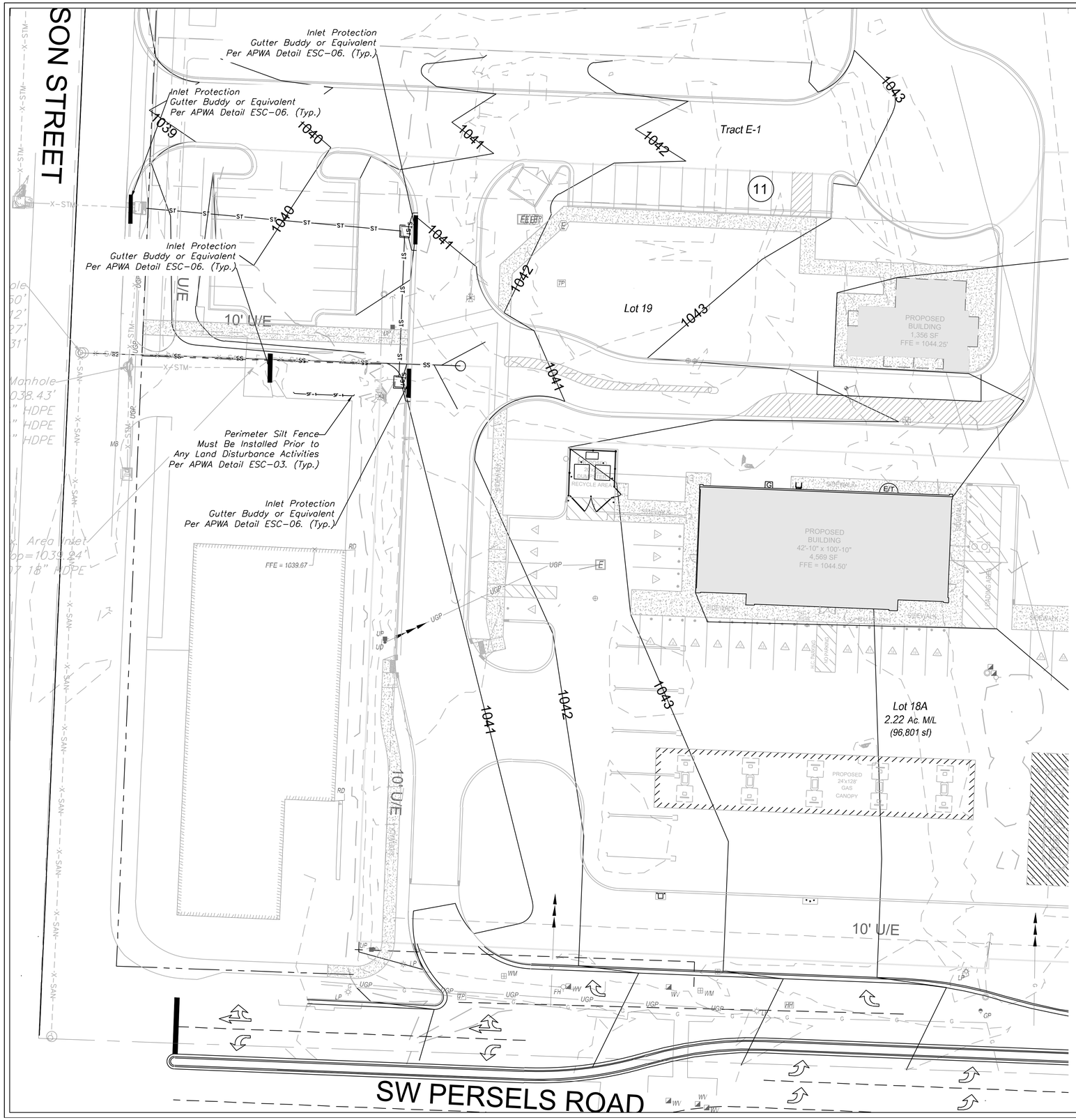
COVER SHEET
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
DIVISION OF PROFESSIONAL ENGINEERS

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
1 REV. 1/31/2023
2 REV. 2/12/2026
3 REV. 3/10/2026

C.001



SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:
Mix I – Rye Grass / Blue Grass ---------
100 lbs. per Acre
Mix II – Tall Fescue / Blue Grass ------- 195 lbs. per Acre
Lime
----------2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer
----------800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
Lime – 100% of specified quantity
Fertilizer – 75% of the specified quantity
Seed – 50% of the specified quantity
Mulch – 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.) Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED

0 10' 20' 40'

ESC PHASE 1, 2, FINAL

SCALE: 1" = 20'

SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACE AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

A.) INSTALLATION
1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

B.) TROUBLESHOOTING
1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
-INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
-SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
-PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C.) INSPECTION AND MAINTENANCE
1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEATRYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET ESMO
Issue Date: January 31, 2023

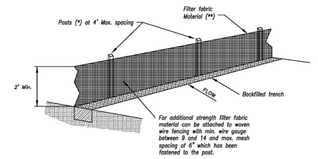
ESC PHASE 1 – Pre Clearing Plan
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

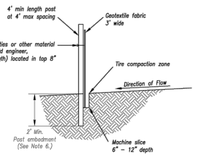
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
1 REV. 1/31/2023
2 REV. 2/12/2026
3 REV. 3/10/2026

C.050





(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ⅛" x 1 ⅛"
- NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:
1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:
1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

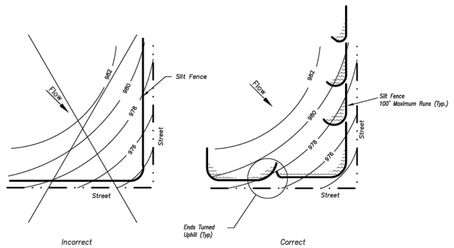
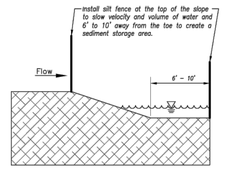
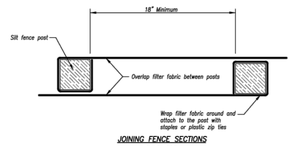


Figure A

SILT FENCE LAYOUT
Not to Scale

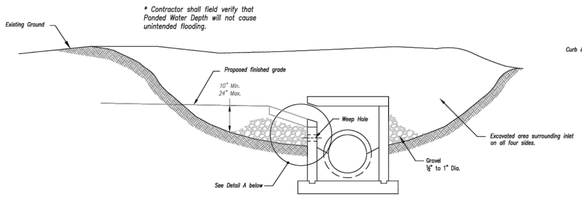


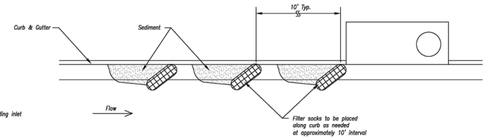


JOINING FENCE SECTIONS
Not to Scale

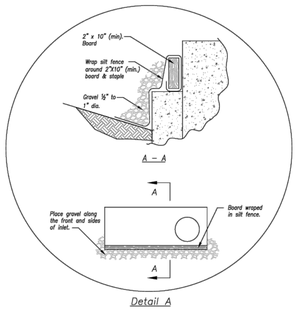
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016





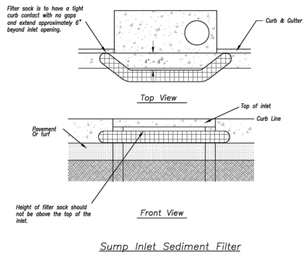
On Grade Curb Inlet Protection



EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:
1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

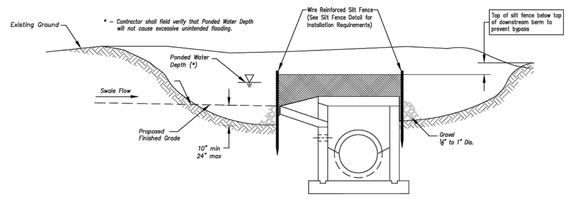


Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016



Section A–A
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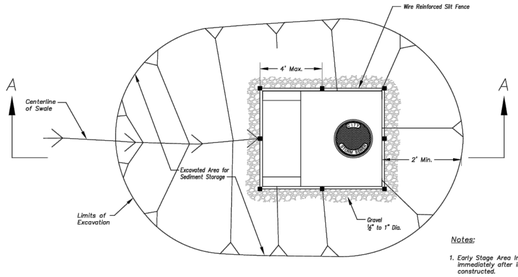
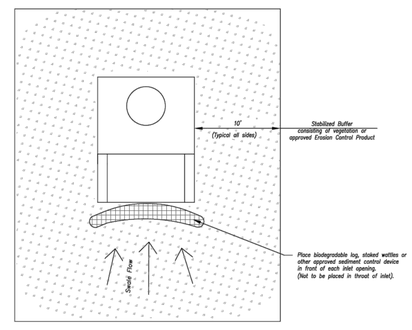


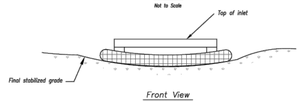
Plan
Not to Scale

EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:
1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:
1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07
	ADOPTED: 10/24/2016

ENGINEERING SOLUTIONS
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50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

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Engineering 2005032186-D
Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

ESC – Standard Details
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
10-31-26
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
1 REV. 1/31/2023
2 REV. 2/12/2026
3 REV. 3/10/2026

C.051

SITE PLAN

SCALE: 1" = 30'

North

0 15' 30' 60'

MO ROUTE 291
(250' R/W)

ERSON STREET

Tract E-1

Lot 19

Lot 18A
2.22 Ac. M/L
(96,801 sf)

PROPOSED BUILDING
1,356 SF
FFE = 1044.25'

PROPOSED BUILDING
42'-10" x 100'-10"
4,569 SF
FFE = 1044.50'

PROPOSED 24'x128' GAS CANOPY

RECYCLE AREA

FFE = 1039.67

LOT LINE

EASEMENT LINE

10' U/E

LOT LINES AND EASEMENT LINES SHOWN.

ADDED DEMO PANEL LABEL.

Demo Ex. PCC PAVEMENT

Demo Ex. Concrete

SAWCUT

5'x4' Curb Inlet 1-1

5'x4' Curb Inlet 1-2

New Sanitary Manhole A-1

Sanitary Line A

Remove Ex. Inlet

Ex. Sanitary Manhole
Top=1038.50'
Inv. Out (N) 1025.12'
Inv. In (E) 1025.27'
Inv. In (S) 1025.31'

Ex. Storm Manhole
Top=1038.43'
FL Out (N)=1032.99' 18" HDPE
FL In (E)=1033.39' 18" HDPE
FL In (S)=1033.33' 15" HDPE

REMOVE
Ex. Area Inlet
Top=1039.24'
FL Out (W)=1035.07' 18" HDPE

SIDEWALK

LANDING AREA

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1306 & 1310 Market St
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SITE PLAN
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
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OK PE 25226

REVISIONS

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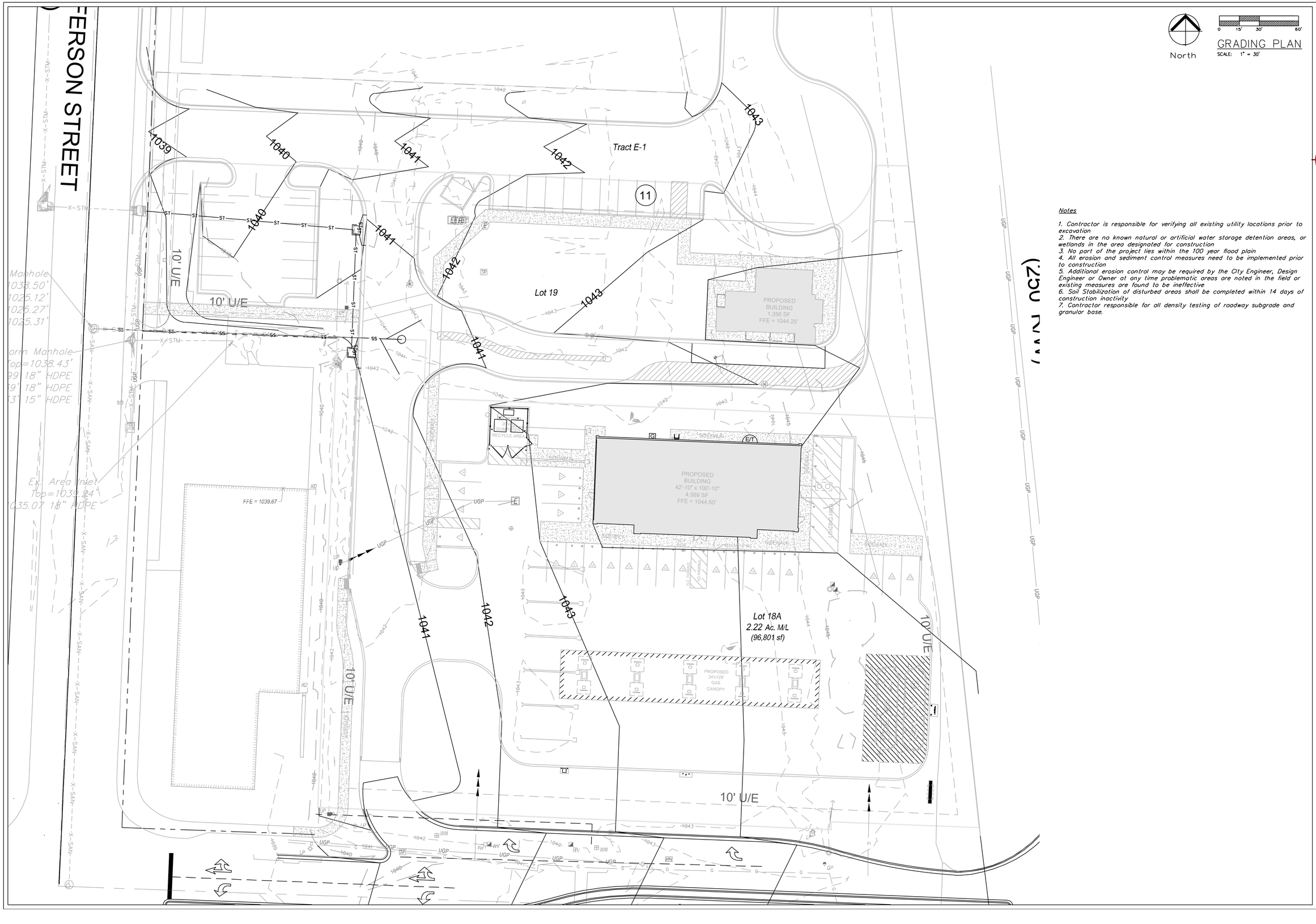
2 REV. 2/12/2026
3 REV. 3/10/2026

C.100



Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

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1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

Grading Plan
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

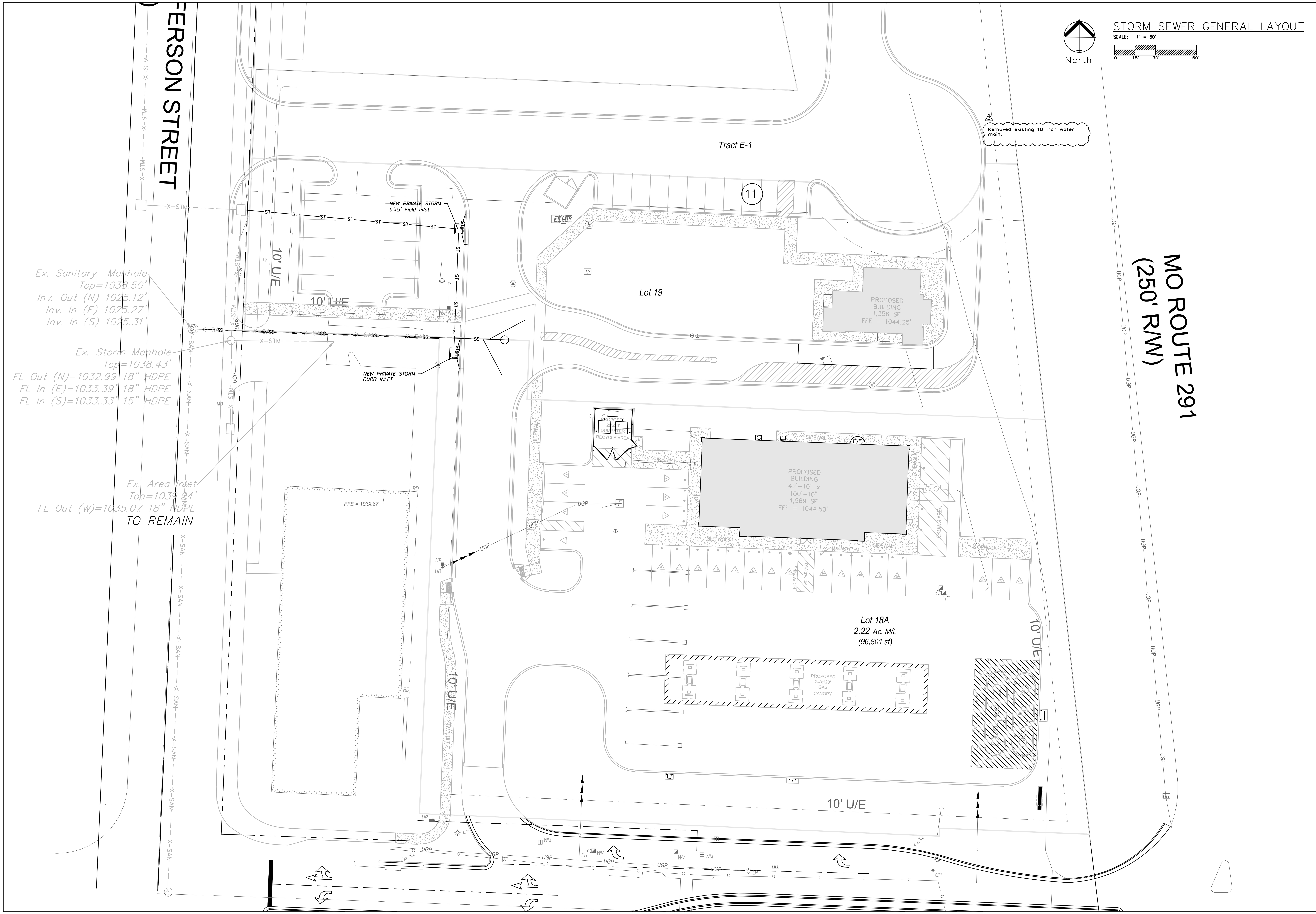
STATE OF MISSOURI
MATTHEW JOSEPH SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

1 REV. 1/31/2023
2 REV. 2/12/2026
3 REV. 3/10/2026

C.200



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1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

Storm Sewer General Layout
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
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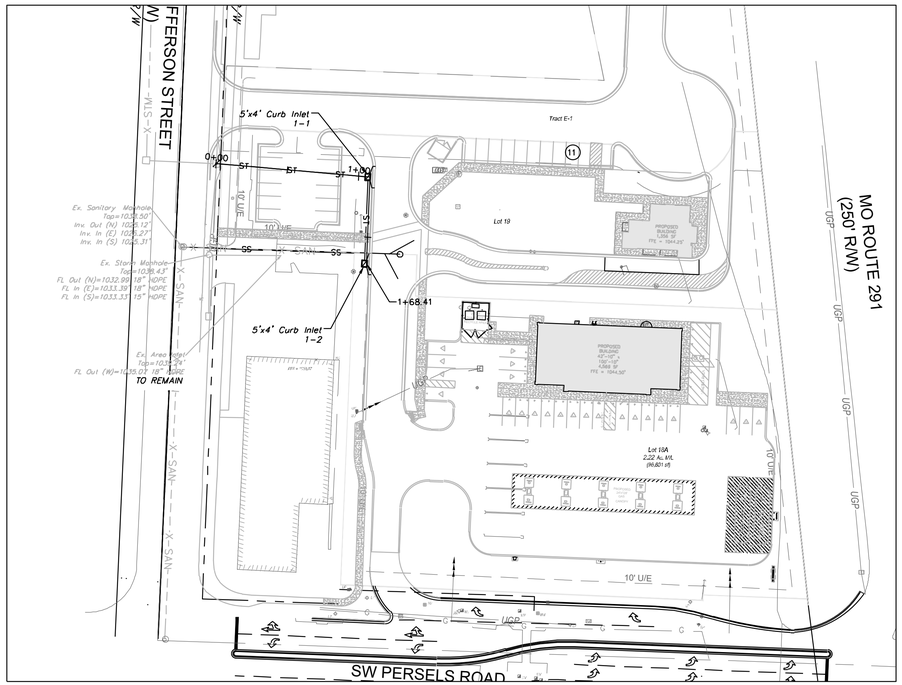
1 REV. 1/31/2023
2 REV. 2/12/2026
3 REV. 3/10/2026

C.300

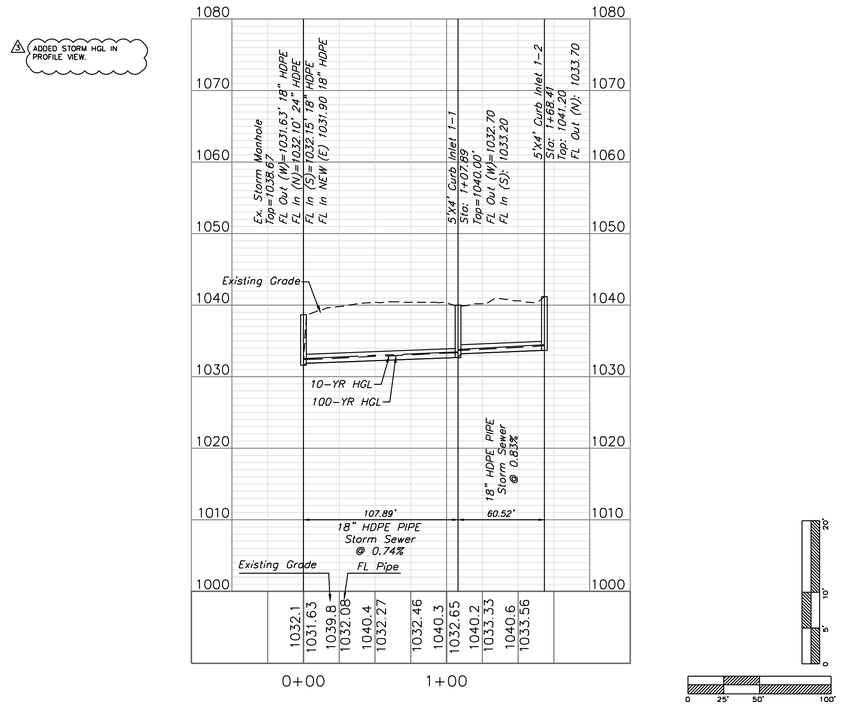
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



PRIVATE STORM LINE 1

ADDED STORM HGL IN PROFILE VIEW.



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1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO

Issue Date: January 31, 2023

Storm Sewer Plan and Profile
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
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OK PE 25226

REVISIONS

1 REV. 1/31/2023
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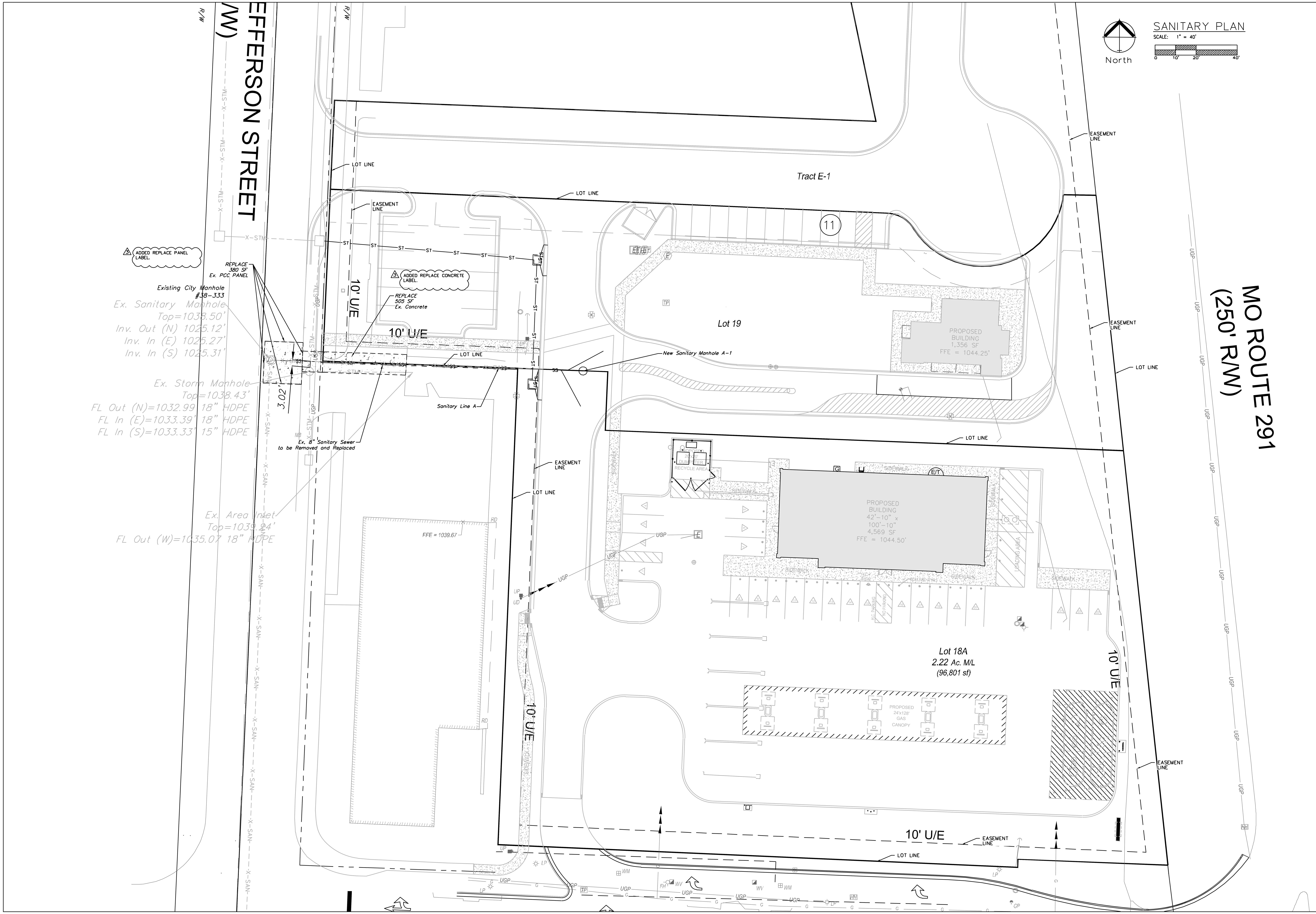
3 REV. 3/10/2026

C.301



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1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

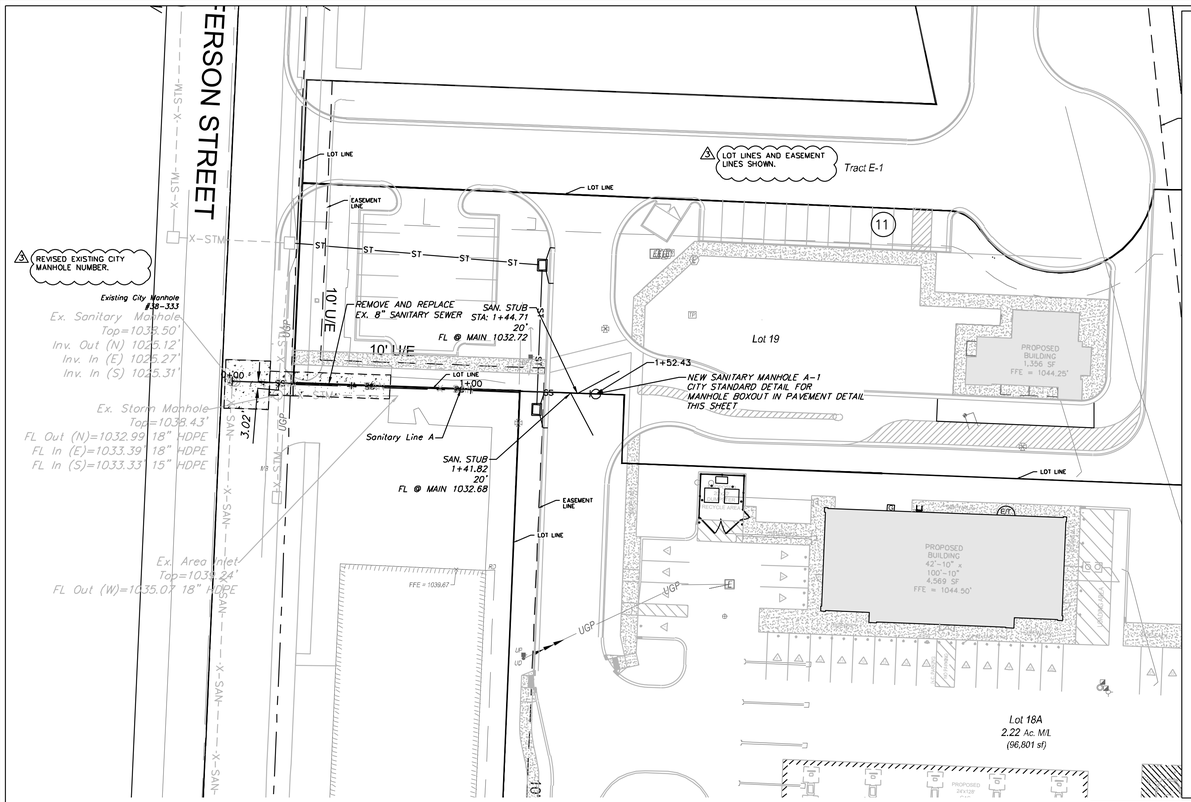
Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

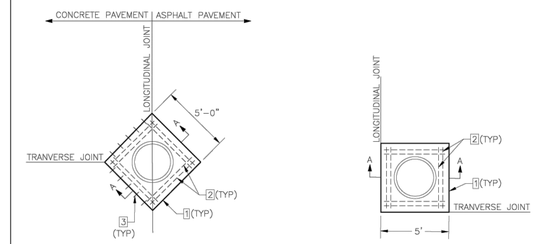
Sanitary Service Plan
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
1 REV. 1/31/2023
2 REV. 2/12/2026
3 REV. 3/10/2026

C.400





NOTES:

- MINIMUM 2" CLEAR ON REINFORCEMENT. CENTER CASTING WITHIN BOXOUT AREA.
- CONCRETE SHALL BE KCMMB 4K MIX.
- ALL STEEL SHALL BE EPOXY COATED.
- FOR CONSTRUCTION JOINT DETAIL, SEE DETAIL 2 ON SHEET GEN-10, TYPICAL PAVEMENT JOINT DETAILS.

1 CONSTRUCTION JOINT.

2 4'-8"(TYP) #4 BAR. PLACE AT MID-SLAB.

3 #4 DOWELS @ 12" O.C. INTO CONCRETE PAVEMENT MIN. LENGTH 12".

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE BOXOUT IN PAVEMENT DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: AB

SAN-9

SANITARY PLAN AND PROFILE

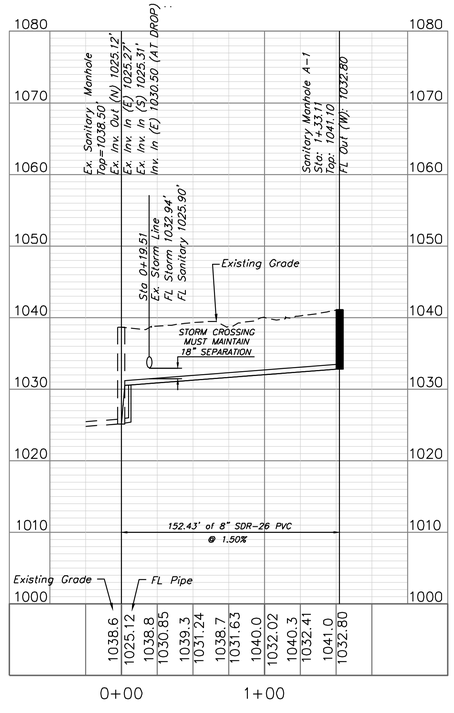
North

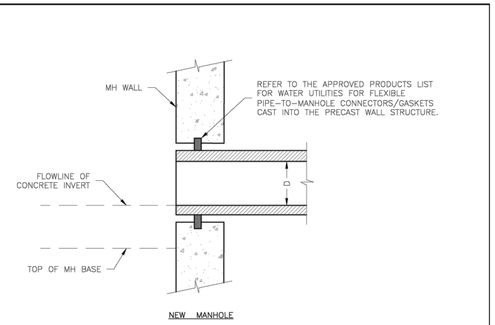
SCALE: 1" = 30'

0 15' 30' 60'

PUBLIC SANITARY LINE A

3 SANITARY LINE A LABELED AS PUBLIC.



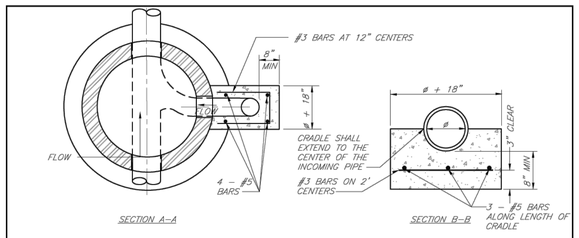


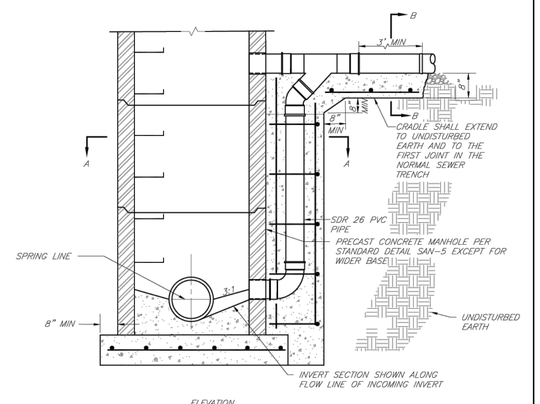
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTION

Date: 08/2023
Drawn By: MJF
Checked By: AB

SAN-5





NOTE:
REFER TO DRAWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.

LEE'S SUMMIT
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

DROP SANITARY SEWER MANHOLE

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-4
Rev: 1/14
Rev:

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1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

Sanitary Service Plan
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER
01-30-2026

Matthew J. Schlicht
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KS PE 19071
OK PE 25226

REVISIONS

1 REV. 1/31/2023
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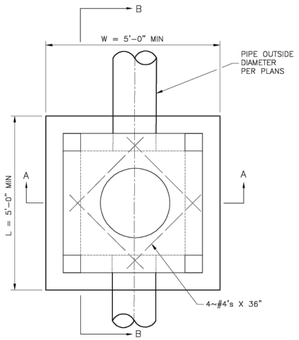
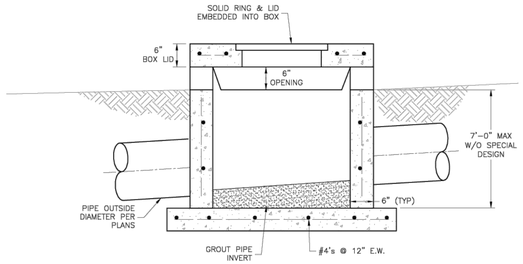
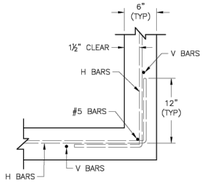
C.401



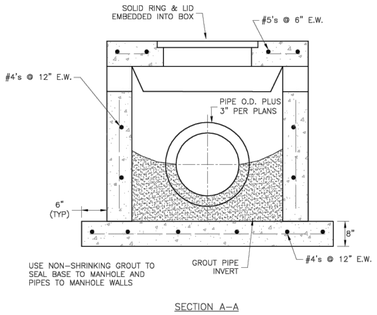
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

GENERAL NOTES:

1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

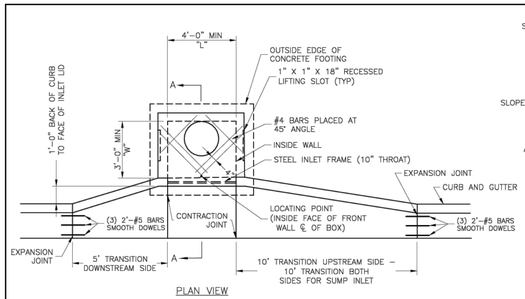
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

FIELD INLET DETAIL

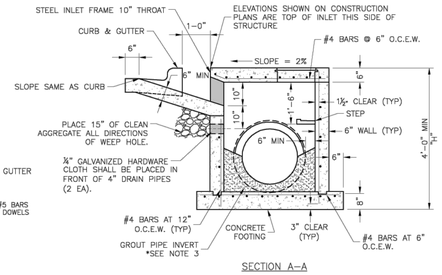
Project:
Sheet Name:

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

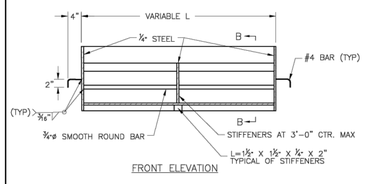
STM-2



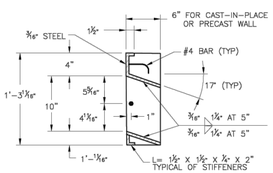
PLAN VIEW



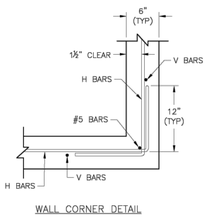
SECTION A–A



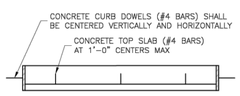
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

STEEL FRAME NOTES:

1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:

1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

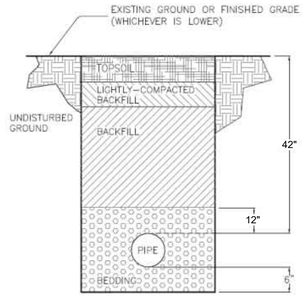
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB INLET DETAIL

Project:
Sheet Name:

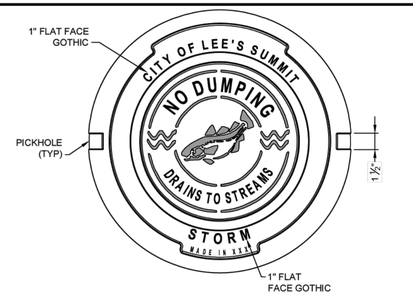
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-1

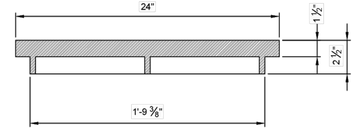


TRENCH AND BACKFILL DETAIL
N.T.S.

⚠3 UPDATED DETAIL TO NEW STORM LID DETAIL.



PLAN VIEW



SECTION VIEW

STORM MANHOLE COVER

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

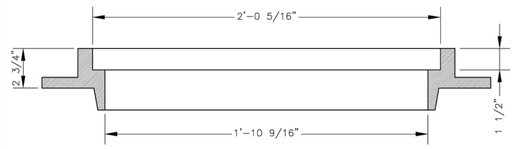
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

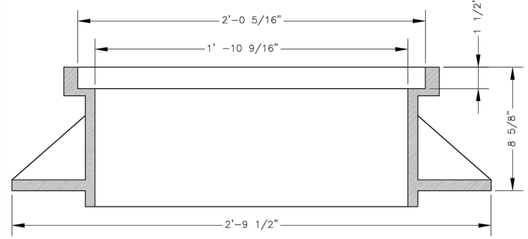
STORM MANHOLE COVER

DATE: 04/30/2024
DRAWN BY: CNS
CHECKED BY: MJF
DWG No.

STM-6



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-7

GENERAL NOTE:
1 – ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

ENGINEERING SOLUTIONS
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LEE'S SUMMIT, MO 64082
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Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1886
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Project: 1306 & 1310 MARKET LSMO
Issue Date: January 31, 2023

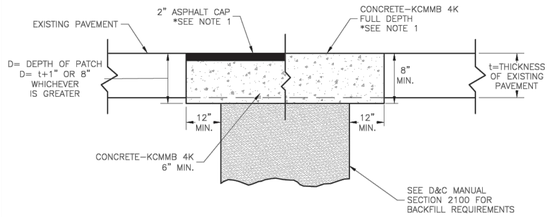
Standard Details
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
⚠1 REV. 1/31/2023
⚠2 REV. 2/12/2026
⚠3 REV. 3/10/2026

C.600

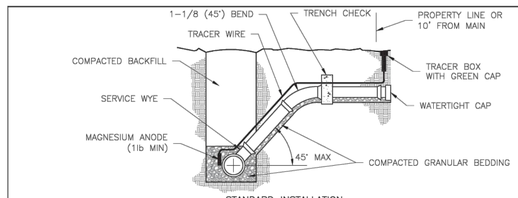


TRENCHING/PATCHING DETAIL
NOT TO SCALE

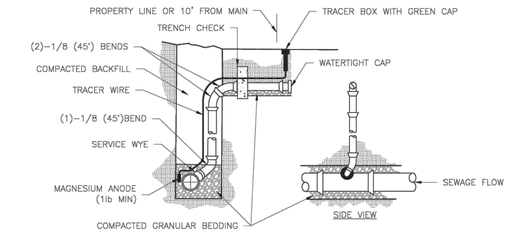
NOTE:

1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

LS	**LEE'S SUMMIT** MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063 TRENCHING/PATCHING ROADWAYS DETAIL	Date: 05/2021 Drawn By: MJF Checked By: DL GEN-5



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER–PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LS	**LEE'S SUMMIT** MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063 SANITARY SEWER STUB DETAIL	Date: 12/2015 Drawn By: MJF Checked By: DL SAN-1

3 REMOVED CONCRETE PAVEMENT DETAIL

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1 REV. 1/31/2023
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