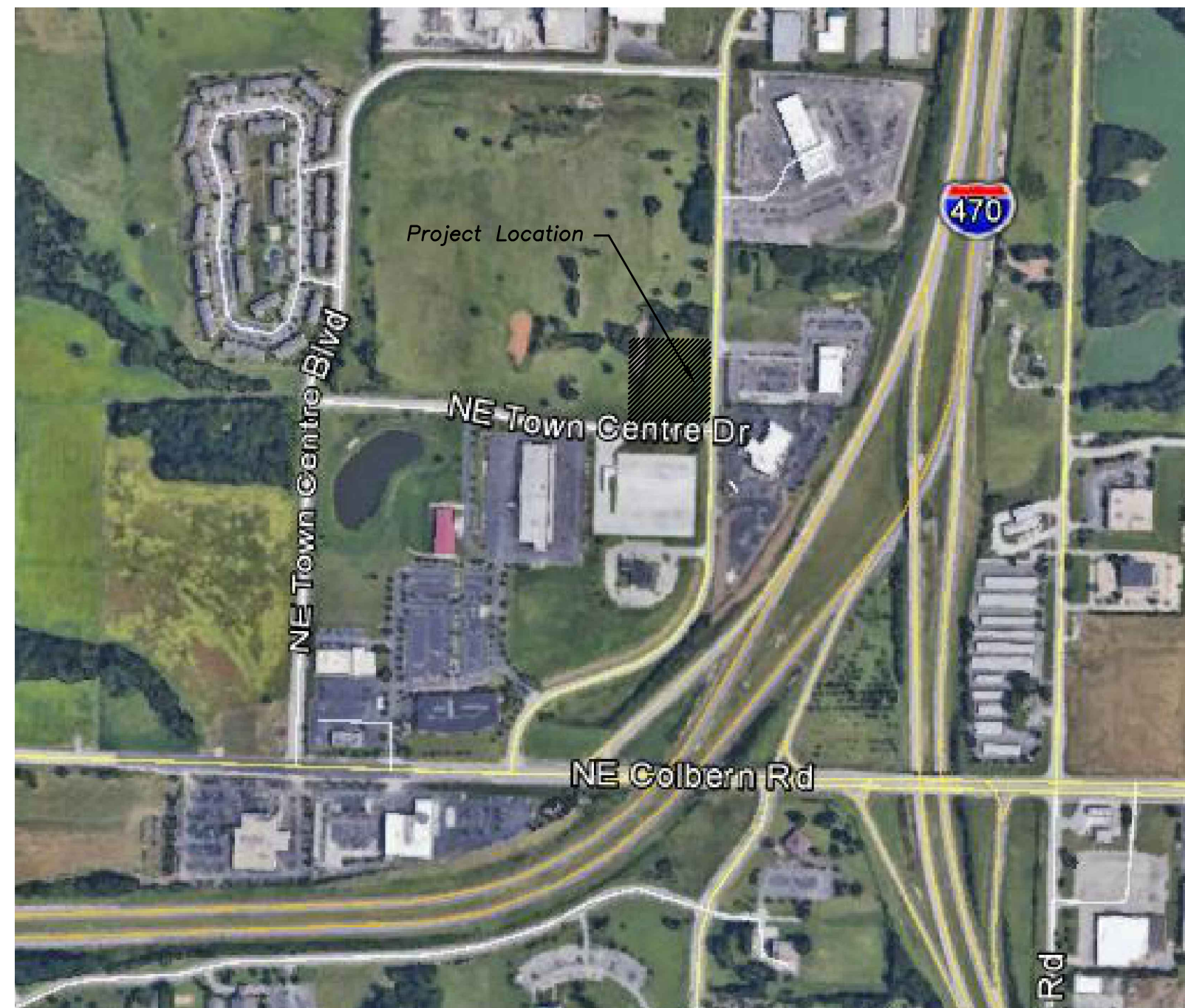


Commercial Development Plan for Detail Facility – Balderston

Section 29, Township 48 North, Range 31 West
City of Lee's Summit, Jackson County, Missouri



2 Vicinity Map
No Scale

Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 982.05'
N: 1013823.1378
E: 2827361.8656

BM-2: Storm Structure, Manhole Cover
Elevation: 982.06'
N: 101382.1725
E: 2827403.8100

Floodplain Note:

The site lies entirely within "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Property Legend

- right of way
- - - property lines
- - - easements
- - - setbacks

Grading Legend

- - - existing minor contour
- - - existing major contour
- - - proposed minor contour
- - - proposed major contour

Utility Legend

- existing
- - - proposed

Linetypes

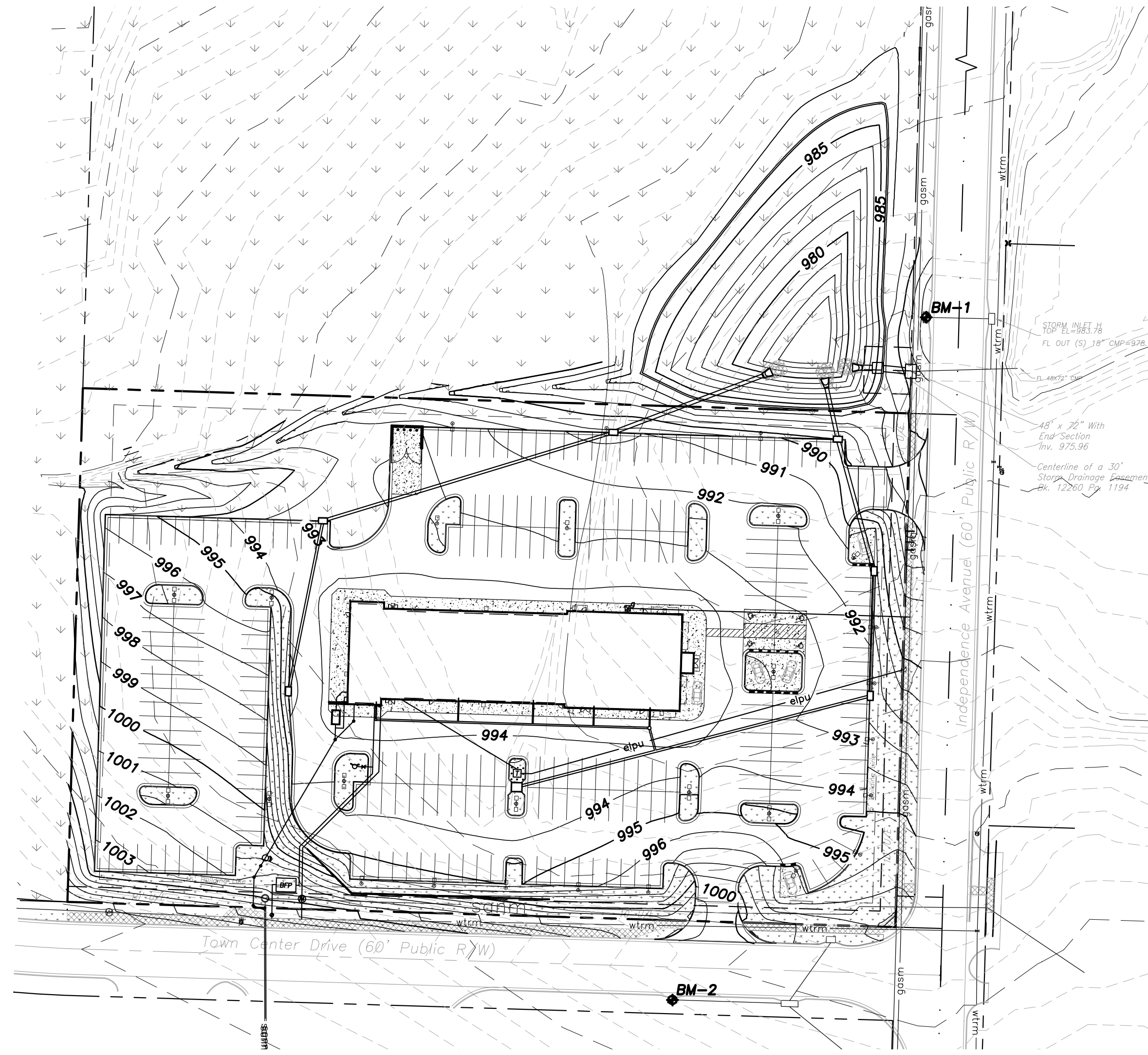
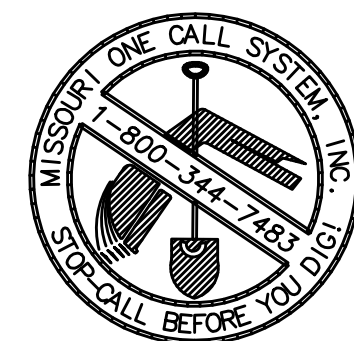
- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssms storm sewer (solid wall, proposed)
- stms storm sewer (solid wall, proposed)
- stms storm sewer (perforated, proposed)
- wrm water main
- wrf water service (fire)
- wrd water service (domestic)
- wri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datu underground cable/phone/data service
- fc fence-chainlink
- fw fence-wood
- fbw fence-barbed wire
- tr treeline

Utility Contacts

- Sanitary – City of Lee's Summit – phone (816) 969-1900
- Water – City of Lee's Summit – phone (816) 969-1900
- Storm Sewer – City of Lee's Summit – phone (816) 969-1800
- Electric – Evergy – phone (888) 471-5275
- Gas – Spire – phone (816) 756-5252
- Telephone – At&T – phone (800) 464-7928
- Cable – Spectrum – phone (816) 358-8833

Symbols

- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ force main release valve
- rectangular structure
- circular structure
- ⊕ fire hydrant
- ⊕ water valve
- ⊕ water meter
- ⊕ backflow preventer
- ⊕ natural gas meter
- ⊕ service transformer (pad mount)
- ⊕ primary switch gear
- ⊕ light pole
- ⊕ cable/phone/data junction box
- ⊕ street light
- ⊕ pedestrian street light
- ⊕ electric pole
- guy wire
- ⊕ end section



1 Location Map
1" = 60'

General Notes

- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, MO.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee's Summit, MO.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.

Sheet Index

- C1.0 – Cover Sheet
- C1.1 – Civil Notes
- C1.2 – Site Plan
- C1.3 – Utility Plan
- C2.1 – Grading Plan
- C2.2 – Erosion Control Plan – Phase I
- C2.3 – Erosion Control Plan – Phase II
- C2.4 – Spot Elevation Plan
- C2.5 – ADA Spot Elevation Plan
- C3.1 – Existing Drainage Area Map
- C3.2 – Proposed Drainage Area Map
- C3.3 – Storm Sewer Plan & Profile
- C3.4 – Storm Network Calculations
- C4.1 – Details
- C4.2 – Details
- C4.3 – Details
- C4.4 – Details
- C4.5 – Details

Civil Engineer:

Davidson Architecture & Engineering, LLC
Mr. Paul A. Miller, P.E.
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451-9390
Email: Paul@davidsonae.com

Owner Information

Lee's Summit Town Center, LLC
Bob Balderston
3200 NW South Outer Road
Lee's Summit, MO 64105
Phone: 816-229-4400
Email: bob@hifolksbob.com

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.

Project Information

- governing municipality: Lee's Summit, Missouri
- zoning: CP-2
- site area: ~175,306 s.f. or ~4.02 acres
- impervious area: 124,303 s.f. 71% < 80%
- green area: 51,003 s.f. 29% > 20%
- total building area: 15,993 s.f.
- required parking: service establishment
5 parking spaces per 1,000 s.f.
5 x 16,000 s.f. = 80 parking spaces
- actual parking on site: 232 parking spaces

Legal description:

A part of the Northeast Quarter of the Northwest Quarter, Section 29, Township 48 North, Range 31 West, Lee's Summit, Jackson County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 29; thence S 1°35'52"W along the East line of the Northeast Quarter of the Northwest Quarter for 991.63 feet to the Point of Beginning; thence S 1°35'52"W continuing along said East line for 330.00 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter; thence N 88°15'22"W along the South line of the Northeast Quarter of the Northwest Quarter for 561.55 feet to the Southeast corner of LEE'S SUMMIT TOWN CENTRE, LOT 1 & LOT 2, a subdivision of record; thence N 1°42'31"E along the East line of said subdivision for 330.00 feet; thence S 88°15'22"E for 560.91 feet to the Point of Beginning. Subject to the road right-of-way of Independence Avenue. Containing 4.25 acres more or less.

Per Missouri Department of Natural Resources, there are no open permits for Section 29, Township 48 North, Range 31 West, City of Lee's Summit, Jackson County, Missouri for any oil and gas wells under construction, active, inactive, plugged and/or abandoned.

A New Facility for
Automotive Sales & Detail Center
2100 NE Independence Ave
Lee's Summit, Missouri 64064

date	02.21.2020
drawn by	SLM
checked by	PAM
revisions	△
02.16.2021	FDP
09.30.2021	2

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 1004/2021

General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee's Summit, MO, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- 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. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- Paving shall conform to the geotechnical report and these drawings, any identified discrepancies shall be brought to the attention of the engineer immediately. If no geotech. report is provided for the project, the contractor shall use the minimum design standards as required by the city.
- The Contractor shall notify the City of Lee's Summit Development Engineering Inspection at (816) 969-1200 at least 48 hours prior to commencement of any construction.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, MO or the transportation department of Missouri. A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the geotechnical report, which itself meets or exceeds City's requirements. Any discrepancies shall be brought to the attention of the engineer.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completion of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Erosion Control Notes:

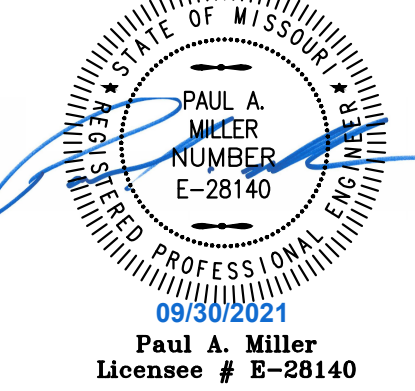
- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Missouri General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the soil erosion and sedimentation control permit, and conform to the standards and specifications of the city of Lee's Summit, MO, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Lee's Summit, MO.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Lee's Summit, MO has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding - Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.
- The general contractor shall inspect the Erosion Control Devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided within 72 hours.
- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build-up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re-spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers - Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding - Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation - If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

Seeding Notes:

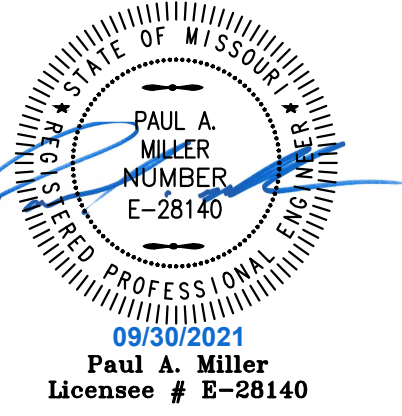
- Seeding shall be as follows unless otherwise stated in the landscape plans.
 - Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
 - A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft².
 - Seedbed preparation--Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"-6" of soil by discing or other suitable means.
 - All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
 - Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Missouri seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
 - Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than 1/2".
 - Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re-seedings within the same season, if possible.
 - The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1-2 tons per acre or 100lbs (2-3 bales) per 1000ft². The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
 - The Contractor shall sod all disturbed areas within the public street right-of-way. Refer to city and state standards for proper installation.
- Demolition Notes:**
- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
 - The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
 - The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are 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. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
 - Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
 - Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
 - Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
 - The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
 - Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
 - For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
 - No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.
- Retaining Wall Notes:**
- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
 - Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Missouri. Design services shall be included in retaining wall pricing.
 - Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
 - The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
 - Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
 - If the wall is greater than 30" and is in an accessible area, guard rails are required per code.
- Americans with Disabilities Act (ADA) Notes:**
- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.



A New Facility for
Automotive Sales & Detail Center
 2100 NE Independence Ave
 Lee's Summit, Missouri 64064

date	02.21.2020
drawn by	SLM
checked by	PAM
revisions	△
02.16.2021	FDP
09.30.2021	2

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS PER DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
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RELEASE FOR
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 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/04/2021

sheet number
C1.2
 drawing type
 fdp
 project number
 19076

Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
 Elevation: 982.05'
 N: 1013823.1378
 E: 2827361.8656

BM-2: Storm Structure, Manhole Cover
 Elevation: 1001.21'
 N: 1013384.7454
 E: 2827199.0101

Floodplain Note:

The site lies entirely within 'Zone X', areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Fire Protection Notes:

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness.

Utility Legend

	existing
	proposed
Linetypes	
	sanitary main
	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
	water main
	water service (fire)
	water service (domestic)
	water service (irrigation)
	natural gas main
	natural gas service schematic
	underground primary electric
	underground secondary electric
	overhead electric
	undgrnd cable/phone/data
	undgrnd cable/phone/data service
	fence-chainlink fence-wood fence-barbed wire treeline

Symbols

	sanitary manhole
	service cleanout
	force main release valve
	rectangular structure
	circular structure
	fire hydrant
	water valve
	water meter
	backflow preventer
	natural gas meter
	service transformer (pad mount)
	primary switch gear
	light pole
	cable/phone/data junction box
	street light
	pedestrian street light
	electric pole
	guy wire
	end section

Demolition Notes

- Contractor will coordinate with respective utility all existing utilities that serve the site including but not limited to water lines, power, telephone, cable, storm sewer, sanitary sewer.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are 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 companies at least 72 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- The Contractor shall protect offsite improvements (including but not limited to sidewalks, drives, utilities, existing streets, curbs and paving) surrounding the project boundary from demolition damage.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. The Contractor shall contact the One Call utility information service & utility companies for utility locates. The Contractor shall coordinate and allow access for utility companies to perform any disconnection or relocation activities.
- The Contractor shall maintain at the demolition site the required documents for immediate review (IE. Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.). Inspections of erosion control devices after any rainfall event that causes runoff. Development Engineering Inspection requires copies of the inspections after the site is stabilized.
- Prior to demolition, all applicable erosion control devices are to be installed.
- Damage to any existing features to remain will be replaced at the Contractors expense to exiting or better condition.
- All broken concrete and other debris from demolition shall be removed from the site. Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations.
- The Contractor shall strip all remaining vegetation, topsoil, debris and other unsuitable materials from the proposed construction areas. Stripping depths shall be adjusted to remove all vegetation and root systems. The actual stripping depth shall be based on visual examination by the Geotechnical Engineer. Topsoil removed during stripping operations can be used for final site grading within the landscaped areas. Care shall be exercised to separate these materials to avoid incorporation of the organic matter in structural fill sections.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.

Construction Legend

	concrete pavement
	standard asphalt
	heavy duty asphalt
	concrete sidewalk
	CG-1 standard curb & gutter
	CG-1 standard dry curb & gutter
	CG-2 standard curb & gutter
	CG-2 standard dry curb & gutter

Demolition Legend

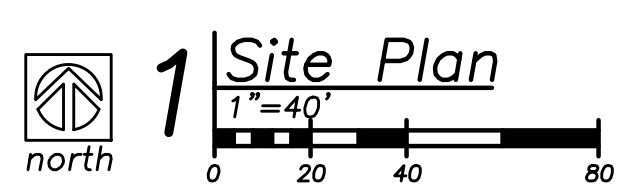
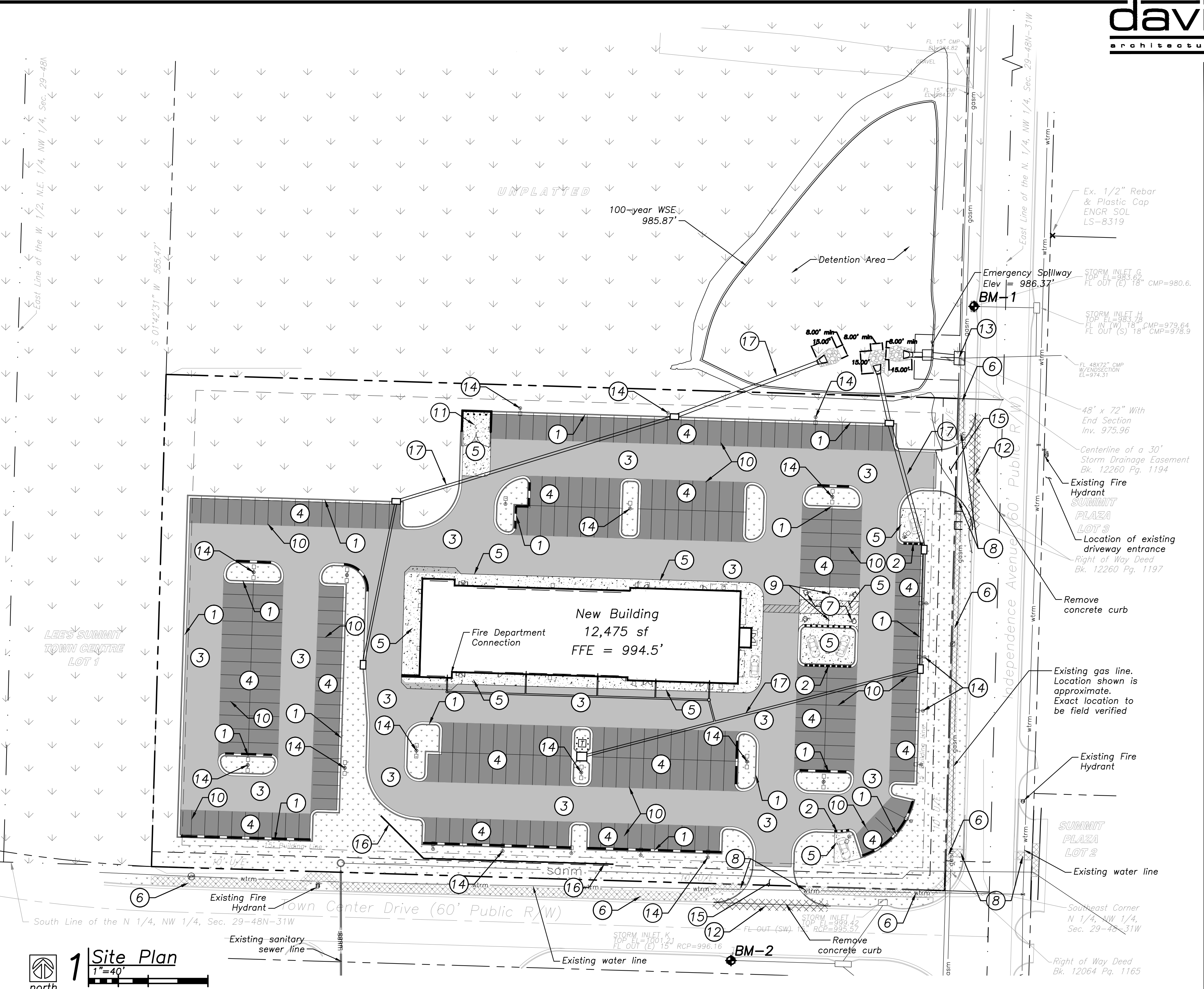
	Remove curb
--	-------------

Property Legend

	right of way
	property lines
	easements
	setbacks

Grading Legend

	existing minor contour
	existing major contour
	proposed minor contour
	proposed major contour



Construction Notes:

- Construct standard CG-1 wet or dry concrete curb & gutter per City of Lee's Summit, MO where indicated (see legend). Dry curb is pitched out to not hold water.
- Construct standard CG-2 wet or dry concrete curb & gutter per City of Lee's Summit, MO where indicated (see legend). Dry curb is pitched out to not hold water.
- Construct heavy-duty asphalt pavement, Re: C4.3. (see legend)
- Construct standard-duty asphalt pavement, Re: C4.3 (see legend)
- Construct concrete pavement, Re: C4.3. (see legend)
- Construct concrete sidewalk, Re: C4.2. (see legend)
- Parking, hatching, accessible aisles, and universal symbol to be painted blue with 4" stroke as applicable, typ.
- Construct ADA accessible sidewalk ramp, ramps shall comply with City Standards and Details. Re: C2.5 & C4.5.
- Install ADA parking signage, with one van accessible sign.
- Proposed striping: parking, etc., typ., 4" white stripe per arch plans.
- Trash enclosure, Re: Arch. Plans.
- Match existing pavement elevation
- Remove existing flared end section on 72" CMP storm pipe
- Proposed site lighting by others.
- Construct commercial entrance, per City's standards.
- Construct ~167 L.F. modular block retaining wall. Designed by others.
- Proposed storm sewer see sheet C3.3 for detail (private).

General Notes

- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.



Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 982.05'
N: 1013823.1378
E: 2827361.8656

BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Property Legend

- right of way
- - - property lines
- - - easements
- - - setbacks

Grading Legend

- - - existing minor contour
- - - existing major contour
- - - proposed minor contour
- - - proposed major contour

Utility Legend

- existing
- - - proposed

Linetypes

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssms storm sewer (solid wall, proposed)
- ssms storm sewer (solid wall, proposed)
- ssms storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elss underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datu underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ force main release valve
- rectangular structure
- circular structure
- ⊙ fire hydrant
- ⊙ water valve
- ⊙ water meter
- ⊙ backflow preventer
- ⊙ natural gas meter
- ⊙ service transformer (pad mount)
- ⊙ primary switch gear
- ⊙ light pole
- ⊙ cable/phone/data junction box
- ⊙ street light
- ⊙ pedestrian street light
- ⊙ electric pole
- guy wire
- ⊙ end section

Utility Contacts

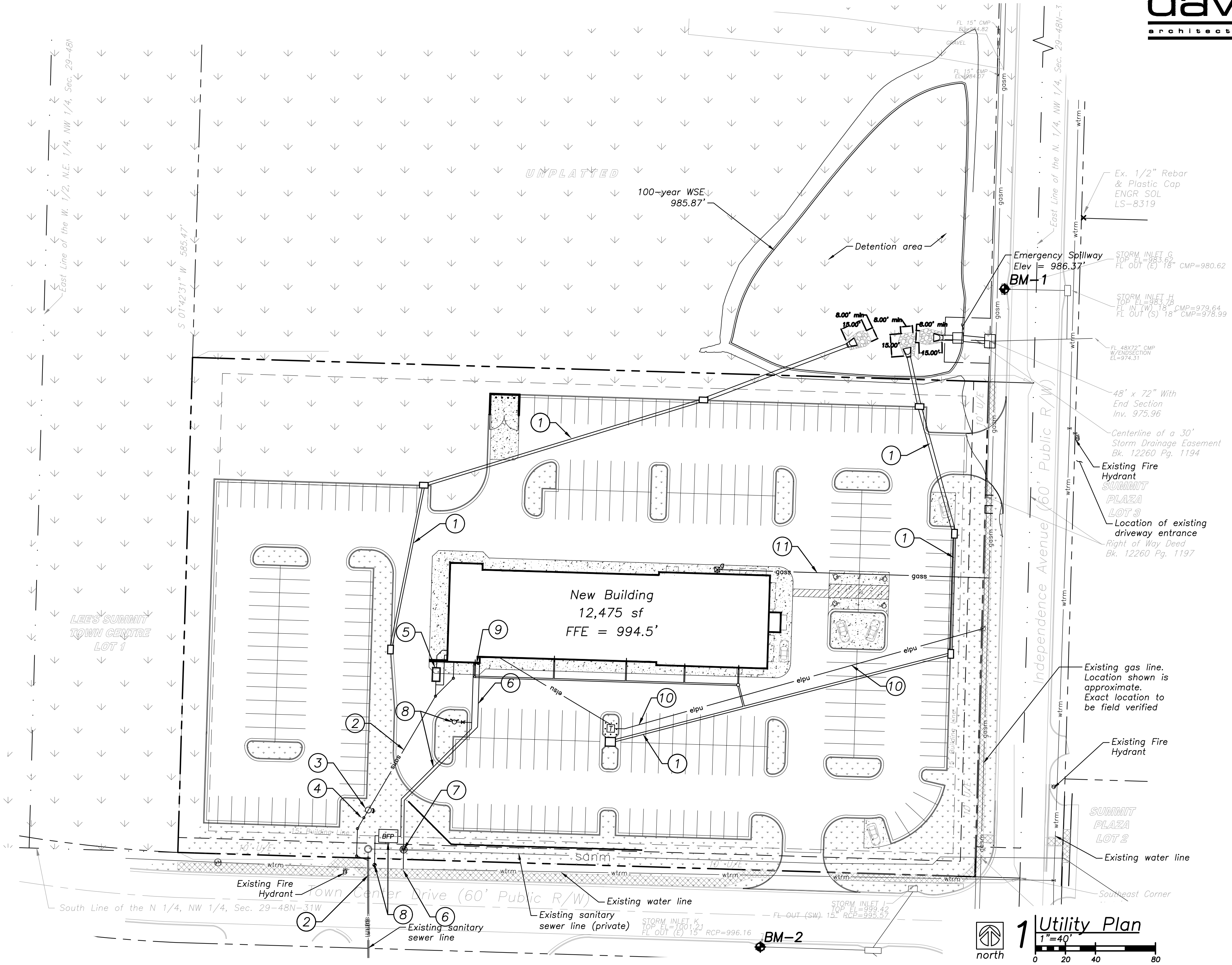
- Sanitary - City of Lee's Summit - phone (816) 969-1900
- Water - City of Lee's Summit - phone (816) 969-1900
- Electric - Evergy - phone (888) 471-5275
- Gas - Spire - phone (816) 756-5252
- Telephone - AT&T - phone (800) 464-7928
- Cable - Spectrum - phone (816) 358-8833
- Storm Sewer - City of Lee's Summit - phone (816) 969-1800

Floodplain Note:

The site lies entirely within "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Fire Protection Notes:

- a. Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- b. Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- c. Hydrostatic testing and flushes shall be completed with the fire department as a witness



Utility Notes:

1. Proposed storm sewer see sheet C3.3 for detail (private).
2. Proposed sanitary sewer service
 - Install approx. 116 L.F. 4" PVC SDR-26 from service connection to grinder pump at 2% minimum slope. F/L at Bldg = 991.00'
 - Install approx. 49 L.F. 1.25" PVC SDR-11 sanitary sewer service pipe with (2) 45' horiz. and sampling cleanout, from grinder pump to existing public gravity sanitary sewer main. F/L at Pump = 988.68'
 - F/L at public gravity main connection = ~999.32' to be field verified by Contractor.
3. Install E-ONE W Series 48" fiberglass Triplex grinder pump station per manufacturer standards. Install associated uni-strut mounted alarm/disconnect panel adjacent to pump station.
 - Top Elev. = 1001.86'
 - Invert Elev. = 988.68'
4. Install E-ONE Uni-Lateral stainless steel lateral valve on 1.25" force service line per manufacturer standards with heavy duty traffic rated removable cover.
5. Proposed grease/oil interceptor. Install 1,000 gallon precast grease interceptor, with traffic rated line, that meets the requirements set by the City of Lee's Summit Public Works Department. Install approx. 16 L.F. 4" PVC SDR-26 at 2.0% min., from building to grease interceptor. From interceptor, install approx. 10 L.F. 4" PVC SDR-26 at 2.0% min. to WYE on primary waste service line. Install 2" PVC vent pipe from sampling cleanout back to building, see MEP plans for continuation.
 - F/L at Bldg = 991.50'
 - F/L at GI (In) = 991.18'
 - F/L at GI (Out) = 991.00'

Utility Notes:

6. Coordinate with City of Lee's Summit 2" domestic service taps using corporation stop to connect to existing main, by City.
 - Service line from water main shall be 2" Type K soft copper (ASTM B 88) from water main to a distance of 10' beyond the proposed water meter.
 - Install 2" PVC pipe from a distance of 10' beyond the proposed water meter to service connection at building.
 - Re: MEP Plans for continuation at building.
7. Install 1-1/2" water meter as shown in meter pit with gravel bottom for drainage. (private).
8. Install approx. 160 L.F. of 6" C900 private fireline. Connect with 12"x6" TEE and restrained gate valve
 - (1) TEE fitting and (1) fire hydrant & valve assemblies. Thrust blocks to be installed on all fittings
 - Exterior double check detector backflow prevention device to be installed in vault with gravel bottom for drainage
 - Re: MEP Plans for continuation at building.
9. Connect to 6"x6" Tee on private fire line and install approx. 6' C900 fire protection to building.
 - Install Fire Department Connection (FDC) on building at this location
 - Re: MEP Plans for continuation at building.
10. Proposed electrical service. Install approx. 310 L.F. of primary conduit from existing line to transformer pad and 87 L.F. of secondary conduit from transformer to building as shown, per City Standards. Contractor to coordinate with Evergy for electrical service.
11. Proposed natural gas service. Contractor to coordinate with Spire for gas service. Contractor to field verify location of gas main, location shown is approximate.
12. Coordinate telephone and data service with Utility.

Field Survey identified no evidence suggesting presence of any active, inactive or capped oil and/or gas wells on the property



Local Benchmarks: BM-#

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Elevation: 982.05'
N: 1013823.1378
E: 2827361.8656

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Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Grading Legend

- existing minor contour
- - - existing major contour
- proposed minor contour
- - - proposed major contour

Utility Legend

- existing
- - - proposed

Property Legend

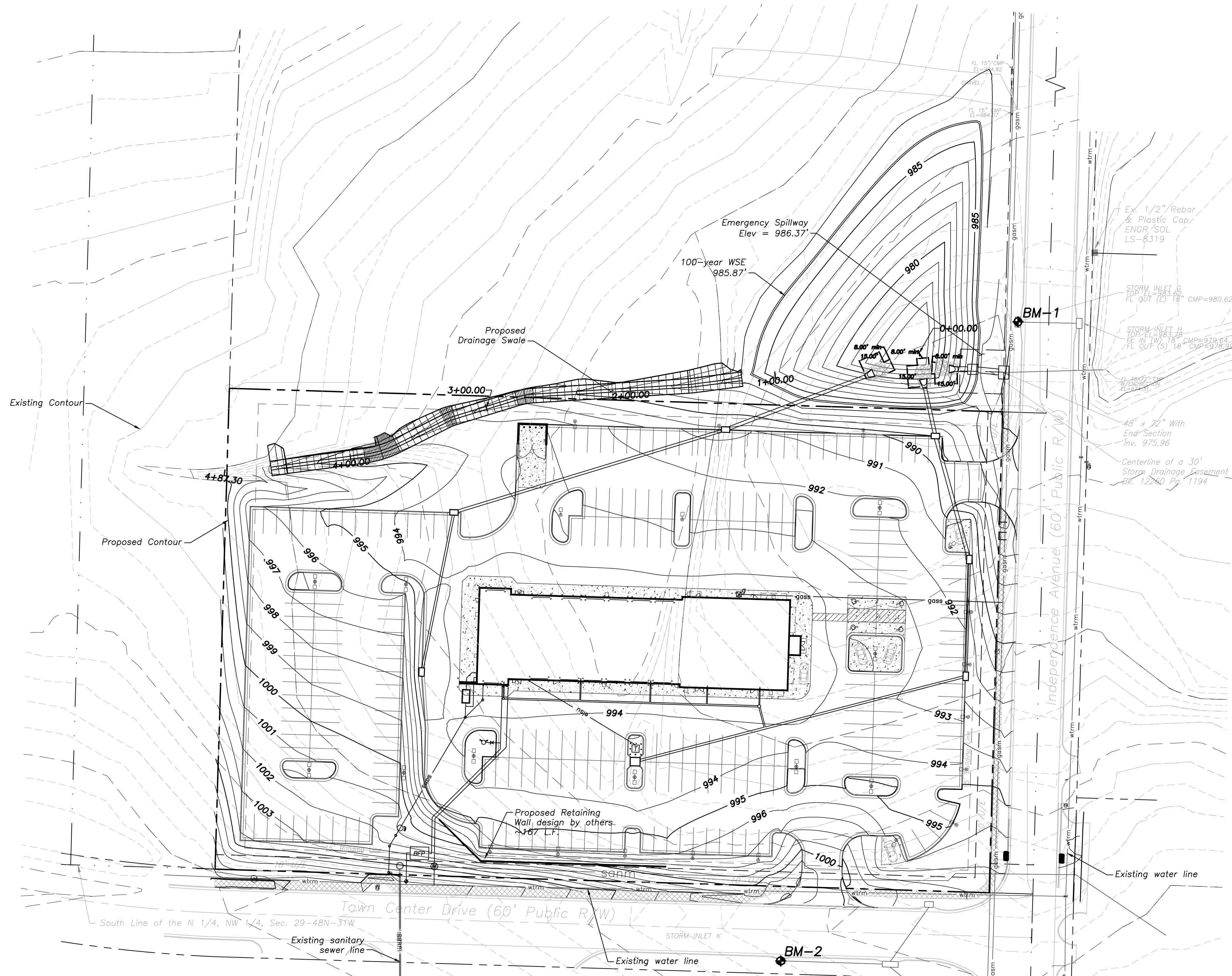
- right of way
- - - property lines
- - - easements
- - - setbacks

Linetypes

- sanm sanitary main
- sans sanitary service
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- fence-chainlink fence-chainlink
- fence-wood fence-wood
- fence-barbed wire fence-barbed wire
- treeline treeline

Symbols

- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ force main release valve
- rectangular structure
- circular structure
- ⊕ fire hydrant
- ⊕ water valve
- ⊕ water meter
- ⊕ backflow preventer
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- ⊕ primary switch gear
- ⊕ light pole
- ⊕ cable/phone/data junction box
- ⊕ street light
- ⊕ pedestrian street light
- ⊕ electric pole
- guy wire
- ⊕ end section



1 Grading Plan
1"=40'
0 20 40 80

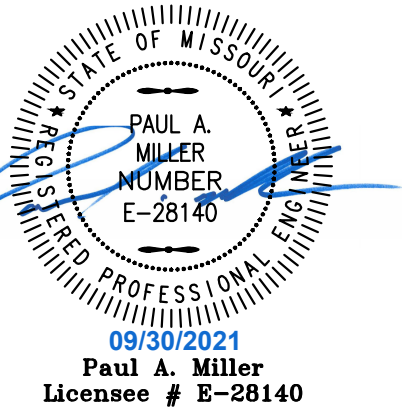
A New Facility for
Automotive Sales & Detail Center
2100 NE Independence Ave
Lee's Summit, Missouri 64064

date 02.21.2020
drawn by SLM
checked by PAM
revisions
02.16.2021 FDP
09.30.2021 2

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/04/2021

sheet number
C2.1
drawing type fdp
project number 19076





A New Facility for
Automotive Sales & Detail Center
2100 NE Independence Ave
Lee's Summit, Missouri 64064

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RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10042021

sheet number
C2.2
drawing type fdp
project number 19076

Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 983.62'
N: 1013823.1758
E: 2827361.8695

BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm sanitary main
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- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- limits of disturbance
- construction entrance
- topsoil stockpile area
- concrete washout area

Property Legend

- right of way
- property lines
- easements
- setbacks

Note:

Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge.

Install perimeter pre-clearing silt fence prior to any land disturbance activities, as shown. The elevation of the silt fence shall not vary more than 24" throughout its run. Ends of the silt fence shall be returned uphill a minimum of 6" (vertical), typ. Silt fence shall remain in place and be maintained throughout entire construction duration. Only when tributary area to silt fence is stabilized shall the fence be removed, or when dictated by site improvements.

Limits of Disturbance ≈ 5.48 acres

Existing property line

Existing pond to be removed

Concrete washout area, final location to be at contractor's discretion.

Prior to land disturbance activities, install and maintain temporary construction entrance/exit, as shown. Construction entrance shall remain in place indefinitely, but must be cleaned of accumulated silt and rock, and removed for project close-out.

Town Center Drive (60' Public R/W)

45' x 72" With End-Section Inv. 975.96
Centerline of a 30' Storm Drainage Easement Br. 12260 Pg. 1194

Independence Avenue (60' Public R/W)

STORM-INLET K

STORM-INLET J

STORM-INLET I

STORM-INLET H

STORM-INLET G

STORM-INLET F

STORM-INLET E

STORM-INLET D

STORM-INLET C

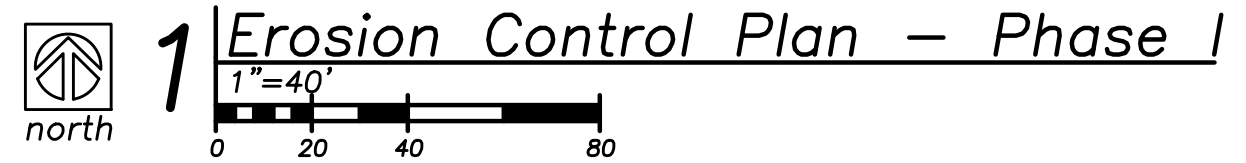
STORM-INLET B

STORM-INLET A

Project Stage	Description	Remove after Stage:	Notes:
Phase I	Inlet Protection	F	Install inlet protection on existing area inlets.
	Temporary Construction Entrance and Staging Area	E	Install per ESC-01 detail on Sheet C4.1
	Phase I Sediment Fence	C	Install Sediment fence as shown per manufacturer instructions
	Perimeter Sediment Fence	F	Install per city of Lee's Summit standard detail
Phase II	Phase II Area Storm Pipe Inlet & Outlet Protection within Proposed Sediment Basin	N/A	At time of sediment basin construction, install stabilized buffer and utilize skimmer at sediment basin outlet structure.
	Concrete Washout	E	Remove only when graded areas have permanent stabilization established.
	Stockpile Topsoil	E	Install sediment fence a minimum of 5' beyond toe of slope for all stockpile areas.
	Phase II Sediment Fence	F	Install as needed for intermediate sediment control during mass grading
D - Storm Sewer Installation	Remove Existing Pond	N/A	Reference Soil Stabilization notes on Sheet C2.2 for recommended stabilization procedures
	Phase II Area and Curb Inlets Protection	F	Install sediment fence around all area inlets and open junction boxes. Install excavated area and throat protection on all curb inlets.
Building Phase	Temporary Stabilization	N/A	Seed and mulch future development area. Temporarily stabilize with hydromulch if out of seeding season.
	Convert Sediment Basin to Detention Pond	N/A	Install inlet/outlet storm structures. Grade Detention Area per Construction Drawings.
	Phase II Area and Curb Inlets Protection	F	Following installation of storm structures and curb and gutter, install inlet filter bag
F - Final Grading & Stabilization	Sediment Log/Wattle	F	To be placed at back of curb and installed per manufacturer instructions.
	Establish Perennial Vegetation and Landscaping per Landscape Plan. Install Native Vegetation in designated areas using approved seed mix.	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% of disturbed area is established with perennial vegetation with a density of 70%. All plantings shall be during approved planting season. Planting shall be per approved landscape plan.

Materials stockpile area, final location to be at contractor's discretion

Prior to land disturbance, contractor shall install inlet protection around all existing inlets per City standards, Typ.

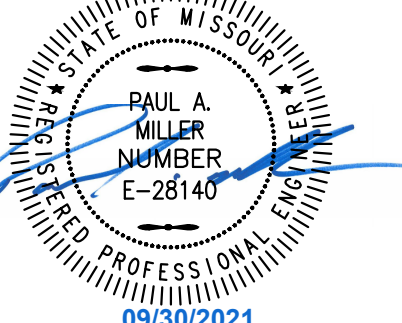


Soil Stabilization:

- In the event moisture sensitive soils are observed, PSI recommends the following procedures be considered to further stabilize wet/soft areas if typical moisture conditioning/disking/recompacting methods are not affective
- Scarify, dry, and recompact the soils to a moisture content that will facilitate compaction in accordance with the structural fill requirements of the geotechnical report "03382128 - Proposed Detail Center".
 - If scarifying, drying and recompaction of the soils does not stabilize the soils, removing and replacement with new structural fill or treating the soils with class "C" fly ash, portland cement or lime-treatment of the clay soils may need to be performed. The amount of these materials will likely range between 10 to 15 percent by weight for fly ash, 5 to 8 percent by weight for portland cement and 4 to 8 percent for lime.
 - Track 3 to 5--inch minimum well-graded crushed limestone or similar material into the failing areas to attempt to bridge the soft zones. These materials should be placed in loose lifts of no more than 10 inches and tacked in with a loaded rubber tire truck or beat in with a backhoe bucket. Once the areas are stabilized, onsite soils can then be placed to the recommended low volume change material subgrade elevations for pavements. If for some reason areas do not stabilize with 1 to 2 lifts of stone, a later of grid or fabric may need to be incorporated into those areas at that time, followed by additional lifts of stone consisting of 3/4" minus material (AB-3).
 - A fourth option would be to place a geo-grid similar to Tensor BX1100 and then place new granular fill similar to 3/4" minus material in compacted lifts. The grid should extend at least 10 feet past the perimeter of the failing areas and should be overlapped according to the manufacturers requirements. If the area does not stabilize by the second lift of 3/4" minus material an additional later of grid should then be placed and the process should be repeated until it is stabilized.

PSI recommends a test section be performed to verify the selected remediation method.





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date 02.21.2020
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revisions
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RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
1004/2021

sheet number
C2.3
drawing type fdp
project number 19076

Local Benchmarks: BM-#

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BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
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Grading Legend

- existing minor contour
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Utility Legend

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- proposed

Linetypes

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- S primary switch gear
- ☆ light pole
- cable/phone/data junction box
- ⊙ street light
- ⊙ pedestrian street light
- ⊕ electric pole
- guy wire
- ▷ end section

Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- Phase II Silt fence
- Phase II Inlet protection
- limits of disturbance
- rock check dam
- seeding & stabilization

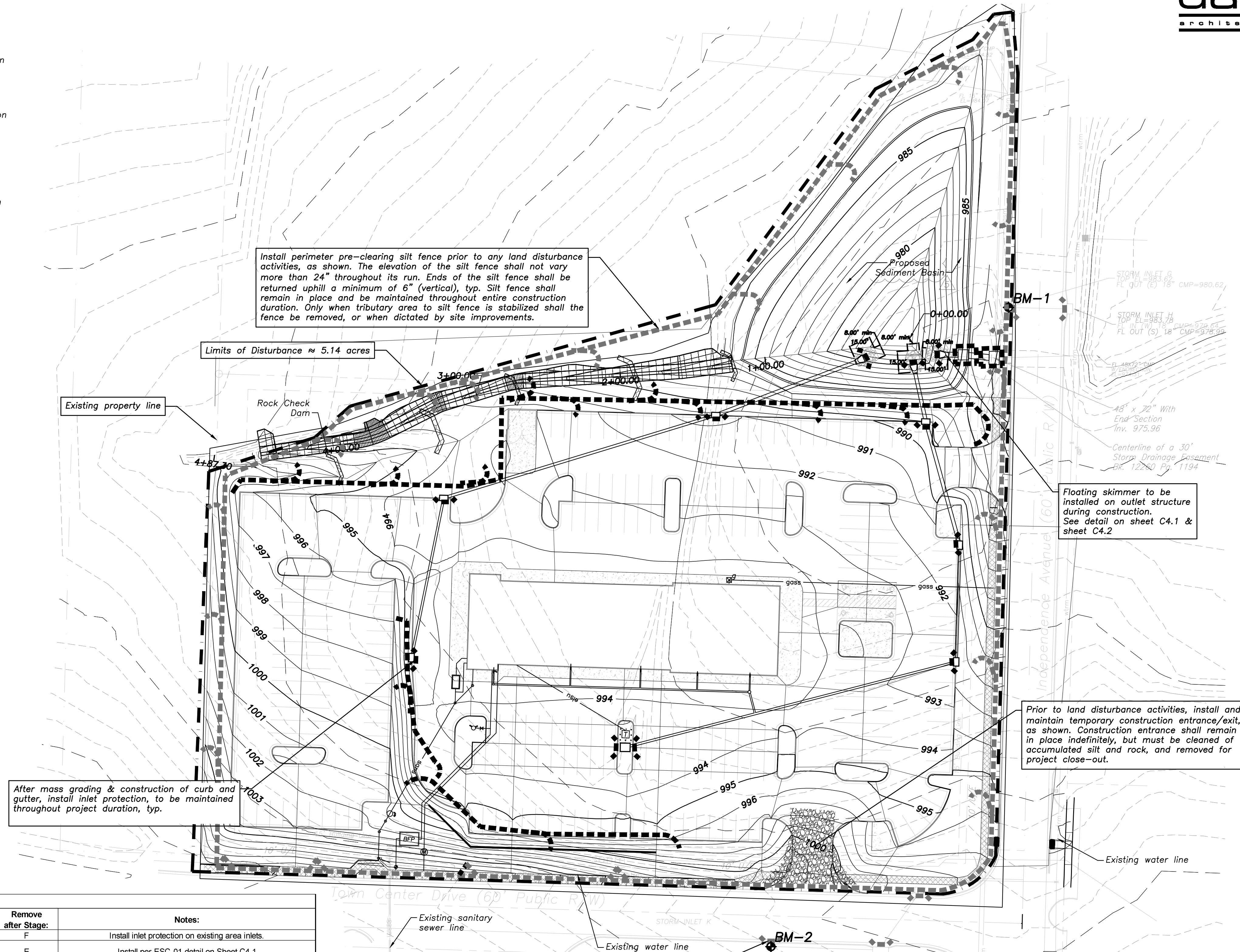
Property Legend

- right of way
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- setbacks

Note:

Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge.

Erosion and Sediment Control Staging Chart				
	Project Stage	Description	Remove after Stage:	Notes:
Phase I	A - Prior to Land Disturbance	Inlet Protection	F	Install inlet protection on existing area inlets.
		Temporary Construction Entrance and Staging Area	E	Install per ESC-01 detail on Sheet C4.1
		Phase I Sediment Fence	C	Install Sediment fence as shown per manufacturer instructions
		Perimeter Sediment Fence	F	Install per city of Lee's Summit standard detail
Phase II	B - Construct Sediment Basin	Phase II Area Storm Pipe Inlet & Outlet Protection within Proposed Sediment Basin	N/A	At time of sediment basin construction, install stabilized buffer and utilize skimmer at sediment basin outlet structure.
		Concrete Washout	E	Remove only when graded areas have permanent stabilization established.
	C - Mass Grading	Stockpile Topsoil	E	Install sediment fence a minimum of 5' beyond toe of slope for all stockpile areas.
		Phase II Sediment Fence	F	Install as needed for intermediate sediment control during mass grading
		Remove Existing Pond	N/A	Reference Soil Stabilization notes on Sheet C2.2 for recommended stabilization procedures
	D - Storm Sewer Installation	Phase II Area and Curb Inlets Protection	F	Install sediment fence around all area inlets and open junction boxes. Install excavated area and throat protection on all curb inlets.
Temporary Stabilization		N/A	Seed and mulch future development area. Temporarily stabilize with hydromulch if out of seeding season.	
Building Phase	E - Construction of Detention Pond, Building, and Pavements	Convert Sediment Basin to Detention Pond	N/A	Install inlet/outlet storm structures. Grade Detention Area per Construction Drawings.
		Phase II Area and Curb Inlets Protection	F	Following installation of storm structures and curb and gutter, install inlet filter bag
	F - Final Grading & Stabilization	Sediment Log/Wattle	F	To be placed at back of curb and installed per manufacturer instructions.
		Establish Perennial Vegetation and landscaping per landscape plan. Install Native Vegetation in designated areas using approved seed mix.	N/A	Redistribute topsoil and seed and mulch all disturbed areas. Sod right-of-way. Stabilization complete when 100% of disturbed area is established with perennial vegetation with a density of 70%. All plantings shall be during approved planting season. Planting shall be per approved landscape plan.



Erosion Control Plan - Phase II
1" = 40'
0 20 40 80

Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 982.05'
N: 1013823.1378
E: 2827361.8656

BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Property Legend

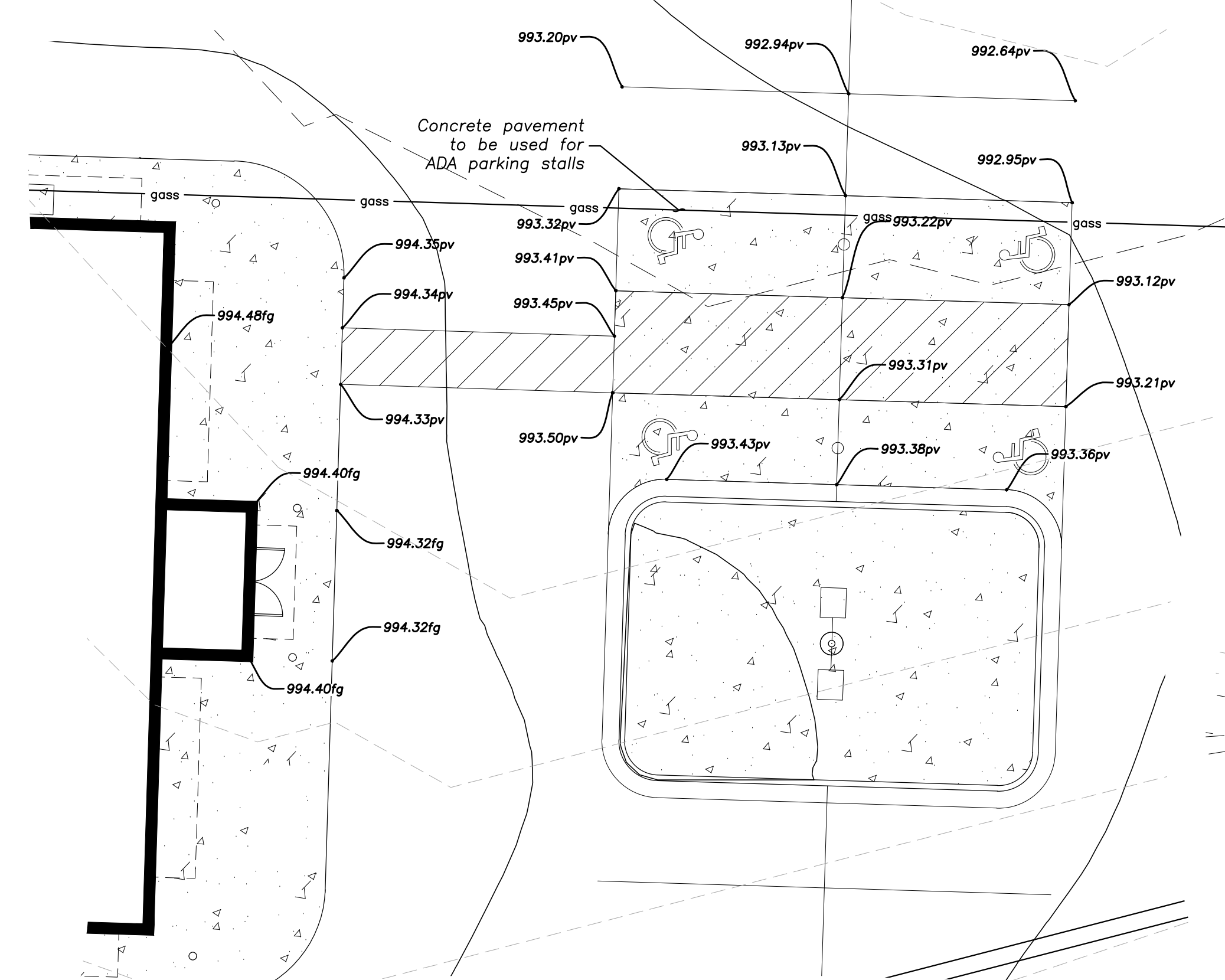
- right of way
- property lines
- easements
- setbacks

Linetypes

- sanm sanitary main
- sans sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gassm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu undgrnd cable/phone/data
- datsu undgrnd cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.

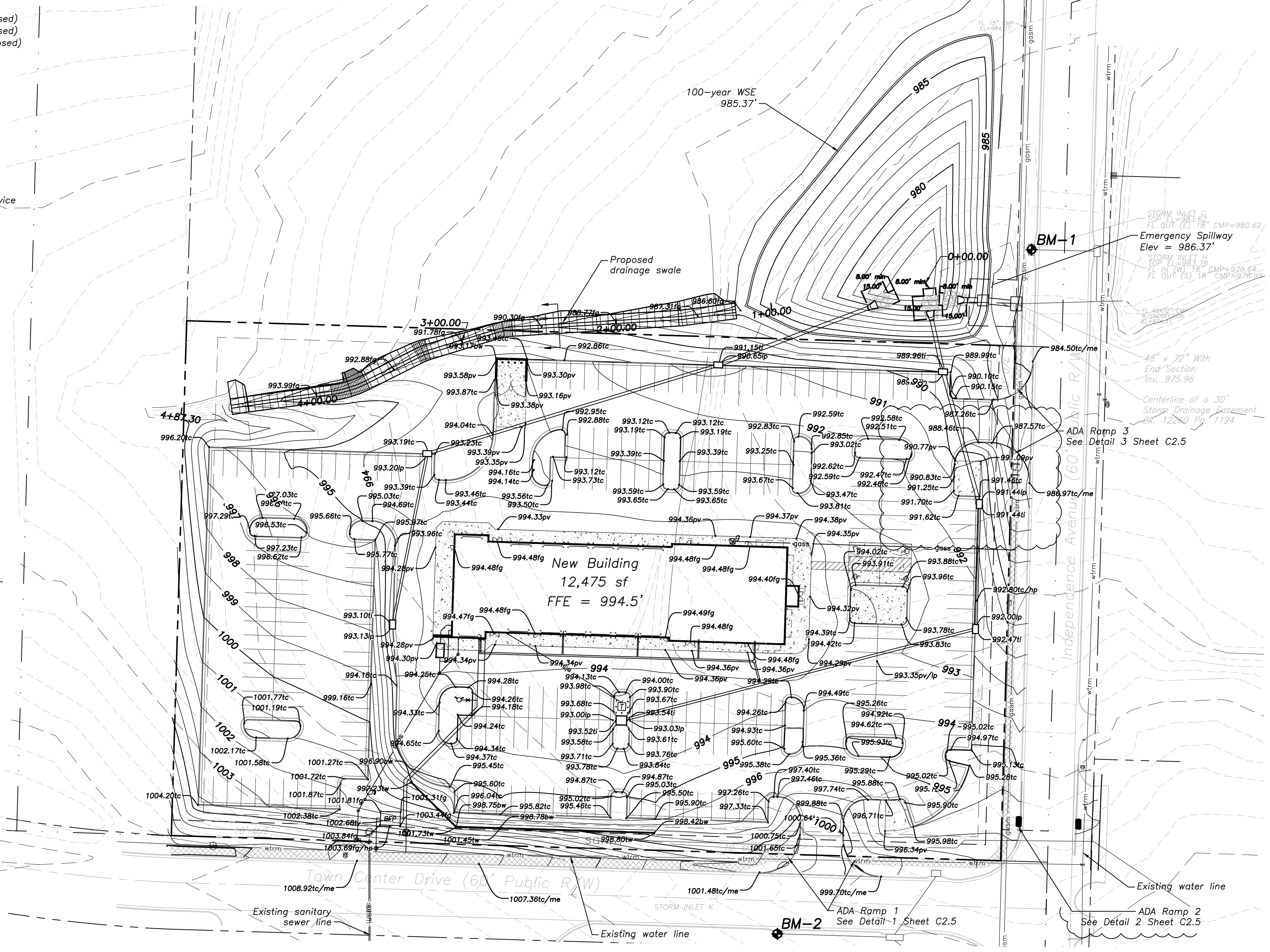


2 ADA Spot Elevation Plan
1"=10'

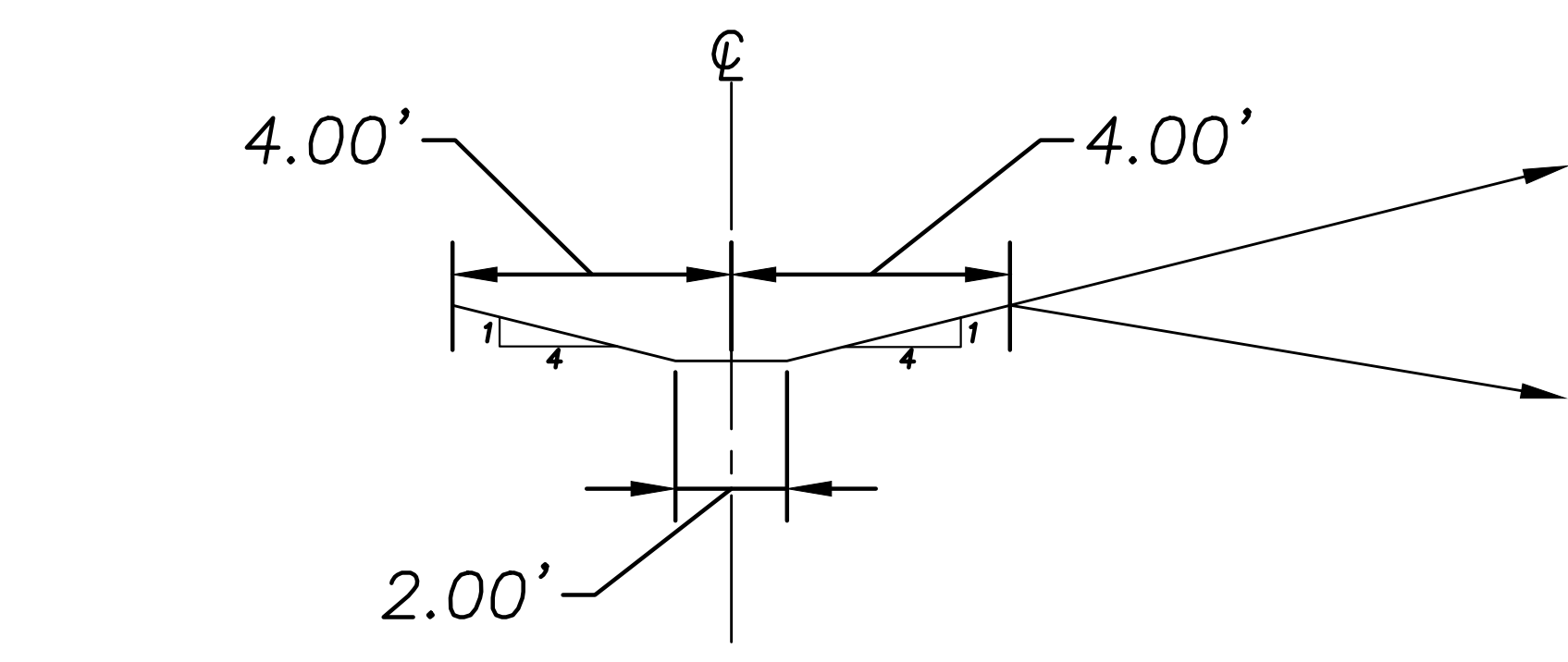
- Symbols**
- sanitary manhole
 - service cleanout
 - force main release valve
 - rectangular structure
 - circular structure
 - fire hydrant
 - water valve
 - water meter
 - backflow preventer
 - natural gas meter
 - service transformer (pad mount)
 - primary switch gear
 - light pole
 - cable/phone/data junction box
 - street light
 - pedestrian street light
 - electric pole
 - guy wire
 - end section

Spot Elevation Legend

- br = bottom of ramp
- tr = top of ramp
- me = match existing
- pv = pavement
- bw = bottom of wall
- tw = top of wall
- tc = top of curb
- sw = sidewalk
- ti = top of inlet
- tv = top of vault
- hp = high-point
- lp = low-point
- blgd = building
- FFE = finished floor elevation
- ex = existing
- mp = match pavement
- fg = finished grade



1 Spot Elevation Plan
1"=40'



3 Drainage Swale Cross-Section
not to scale

Flat Cut Slope: 4.00:1
Flat Cut Max Height: 1.00'
Medium Cut Slope: 4.00:1
Medium Cut Max Height: 5.00'
Steep Cut Slope: 3.00:1

Flat Fill Slope: 6.00:1
Flat Fill Max Height: 5.00'
Medium Fill Slope: 4.00:1
Medium Fill Max Height: 10.00'
Steep Fill Slope: 3.00:1



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2100 NE Independence Ave
Lee's Summit, Missouri 64064

date 02.21.2020
drawn by SLM
checked by PAM
revisions:
02.16.2021 FDP
09.30.2021 2

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/04/2021

sheet number
C2.4
drawing type fdp
project number 19076

Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 982.05'
N: 1013823.1378
E: 2827361.8656

BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Property Legend

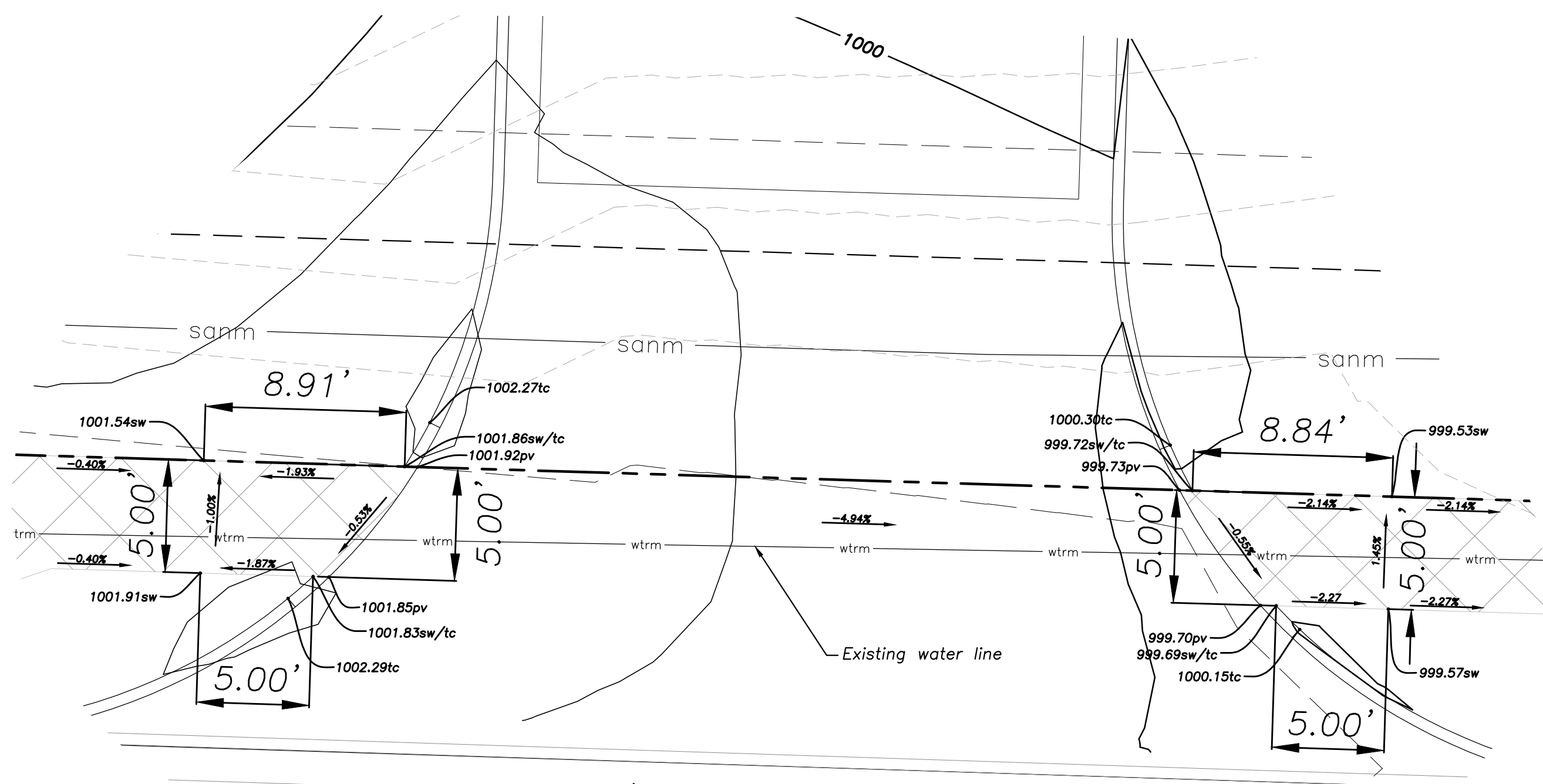
- right of way
- property lines
- easements
- setbacks

Linetypes

- sanm sanitary main
- sans sanitary service
- ssw storm sewer (existing)
- ssw storm sewer (solid wall, proposed)
- stm storm sewer (solid wall, proposed)
- stm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu undgrnd cable/phone/data
- datu undgrnd cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- ⊙ sanitary manhole
- co service cleanout
- fmv force main release valve
- rectangular structure
- circular structure
- α fire hydrant
- ⊕ water valve
- ⊙ water meter
- BFP backflow preventer
- ⊕ natural gas meter
- T service transformer (pad mount)
- S primary switch gear
- ☀ light pole
- C cable/phone/data junction box
- ⊙ street light
- ⊕ pedestrian street light
- ⊕ electric pole
- ↓ guy wire
- ∇ end section



1 ADA Ramp 1 Detail
1"=5'



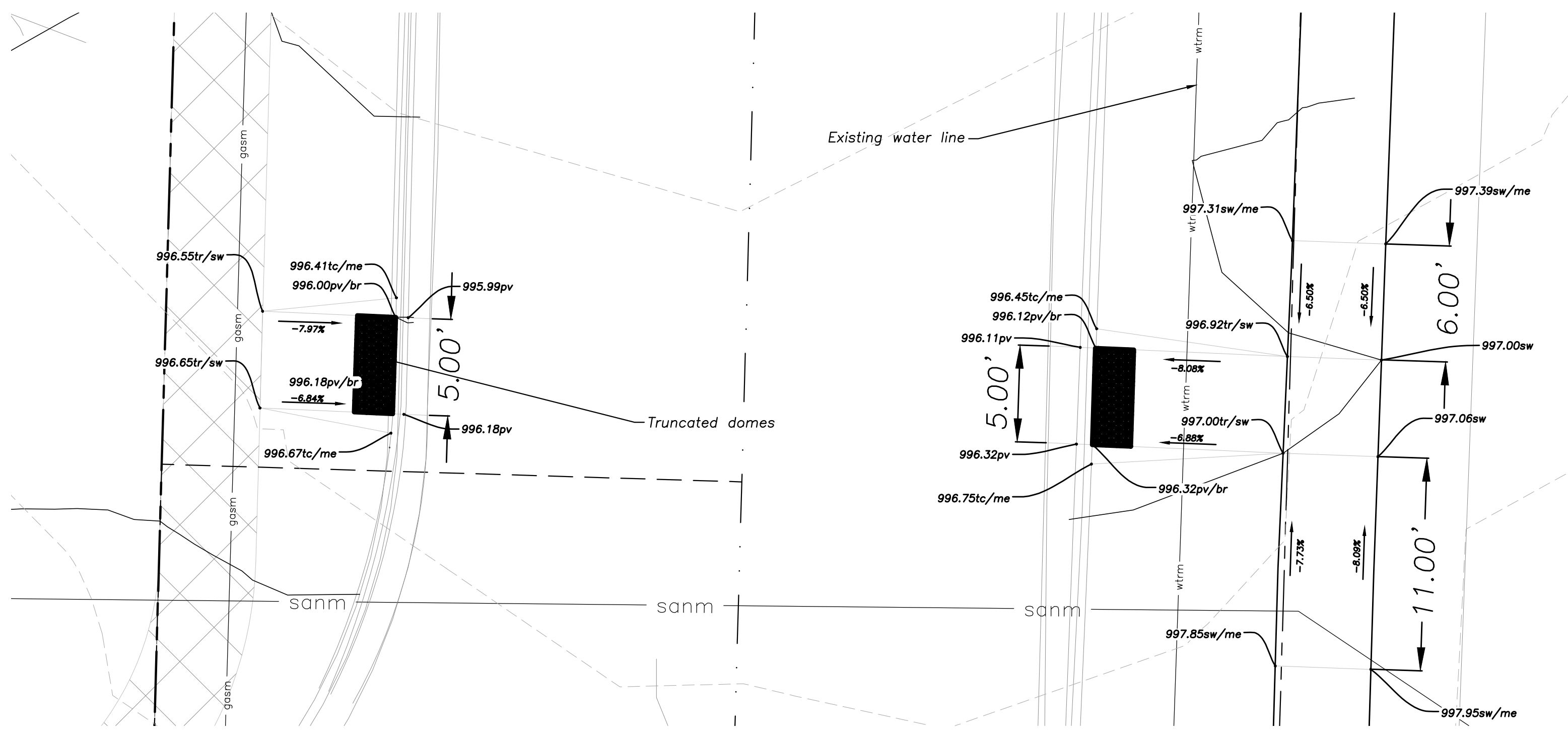
Note:
• Refer to city details on Sheet C4.5

Spot Elevation Legend

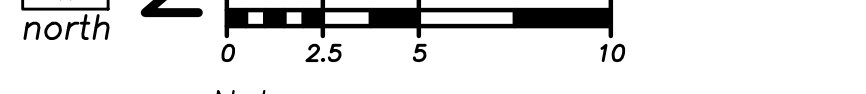
- br = bottom of ramp
- tr = top of ramp
- me = match existing
- pv = pavement
- bw = bottom of wall
- tw = top of wall
- tc = top of curb
- sw = sidewalk
- ti = top of inlet
- mi = mid-point
- hp = high-point
- lp = low-point
- pc = point of curvature
- pt = point of tangency
- blgd = building
- FFE = finished floor elevation
- ex = existing
- mp = match pavement

Americans with Disabilities Act (ADA) Notes:

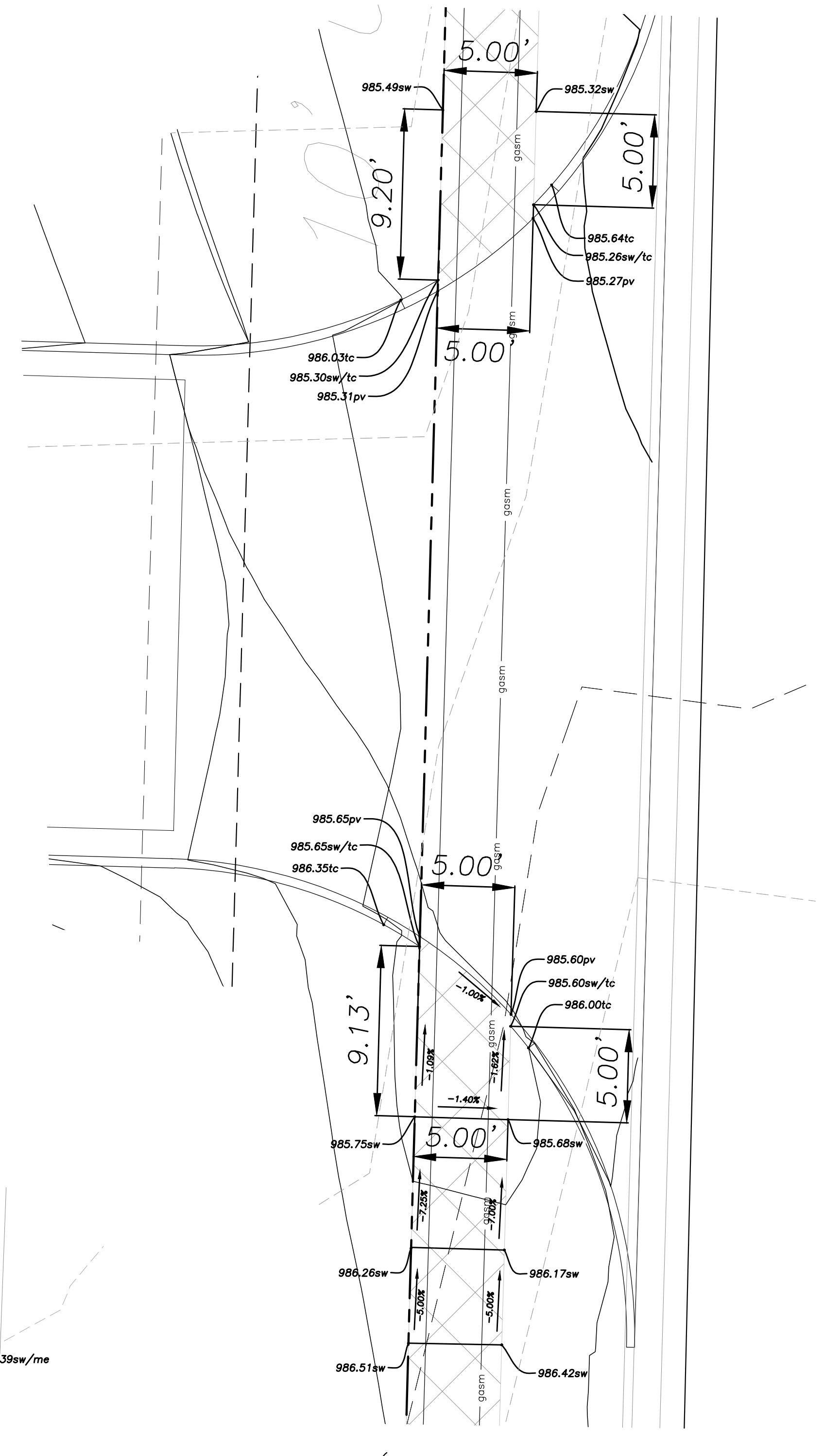
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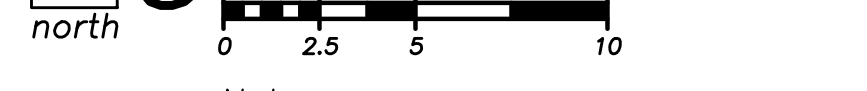
2 ADA Ramp 2 Detail
1"=5'



Note:
• Refer to city details on Sheet C4.5



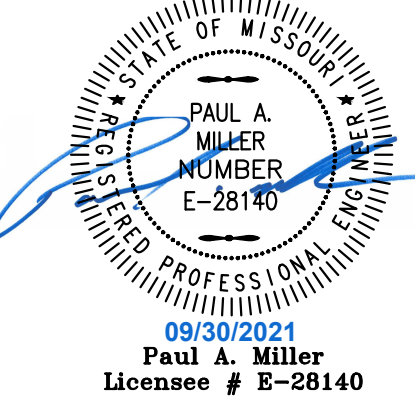
3 ADA Ramp 3 Detail
1"=5'



Note:
• Refer to city details on Sheet C4.5

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
Certificate # 008278



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drawing type fdp
project number 19076





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drawn by
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10/04/2021

sheet number
C3.1
drawing type
fdp
project number
19076

Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 982.05'
N: 1013823.1378
E: 2827361.8656

BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Floodplain Note:

The site lies entirely within 'Zone X', areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Drainage Legend

- drainage area
- existing flow direction

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

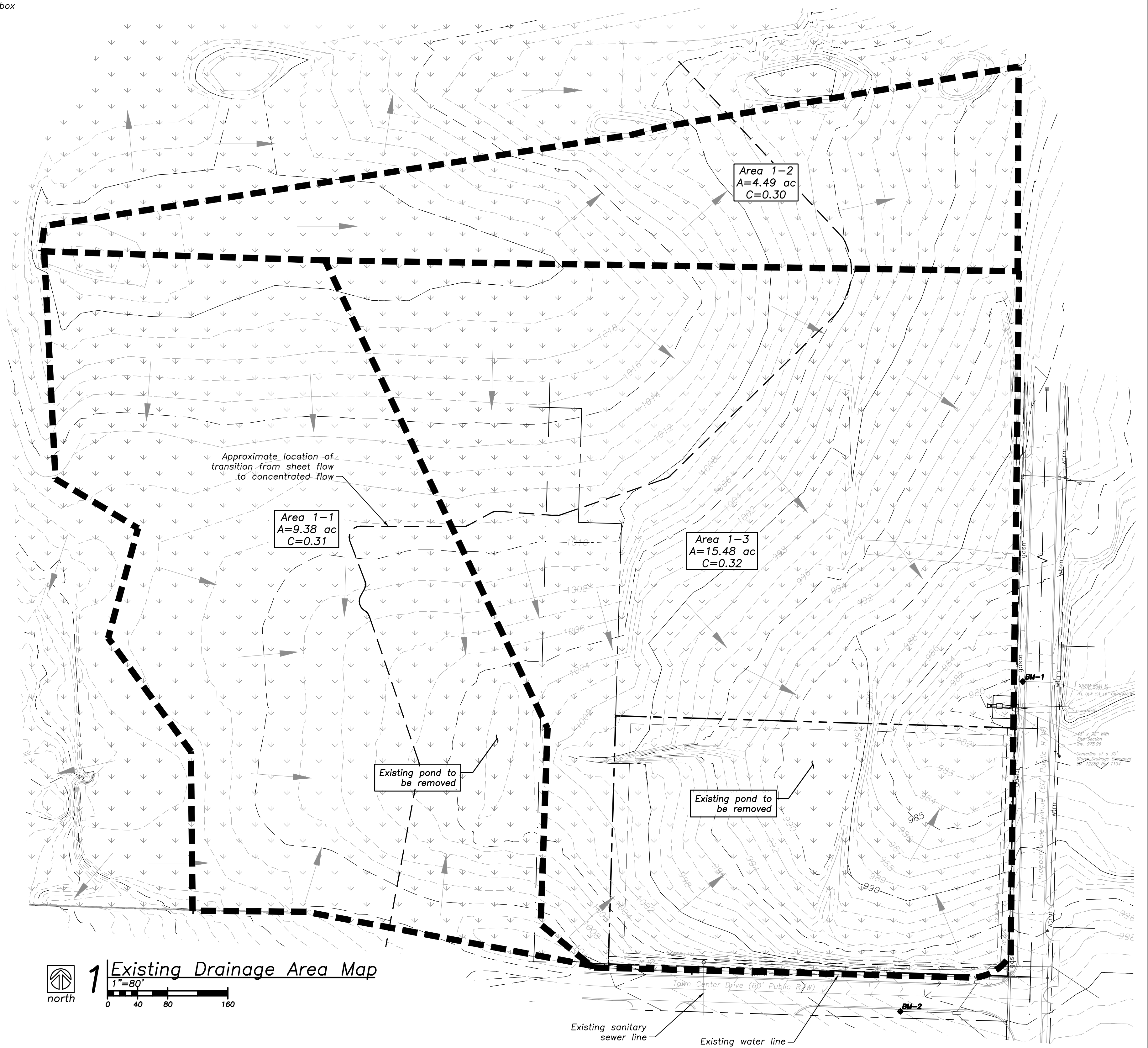
- sanm sanitary main
- sans sanitary service
- ssm (existing) storm sewer (existing)
- ssm (proposed) storm sewer (solid wall, proposed)
- spm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datsu underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbol Legend

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



2 Vicinity Map
No Scale



1 Existing Drainage Area Map
1"=80'

Pre-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	1,252,503	28.75
Impervious Area	25,983	0.60
Pervious Area	1,278,486	29.35

Q: 2 year 34.18 cfs
10 year 47.72 cfs
100 year 71.89 cfs



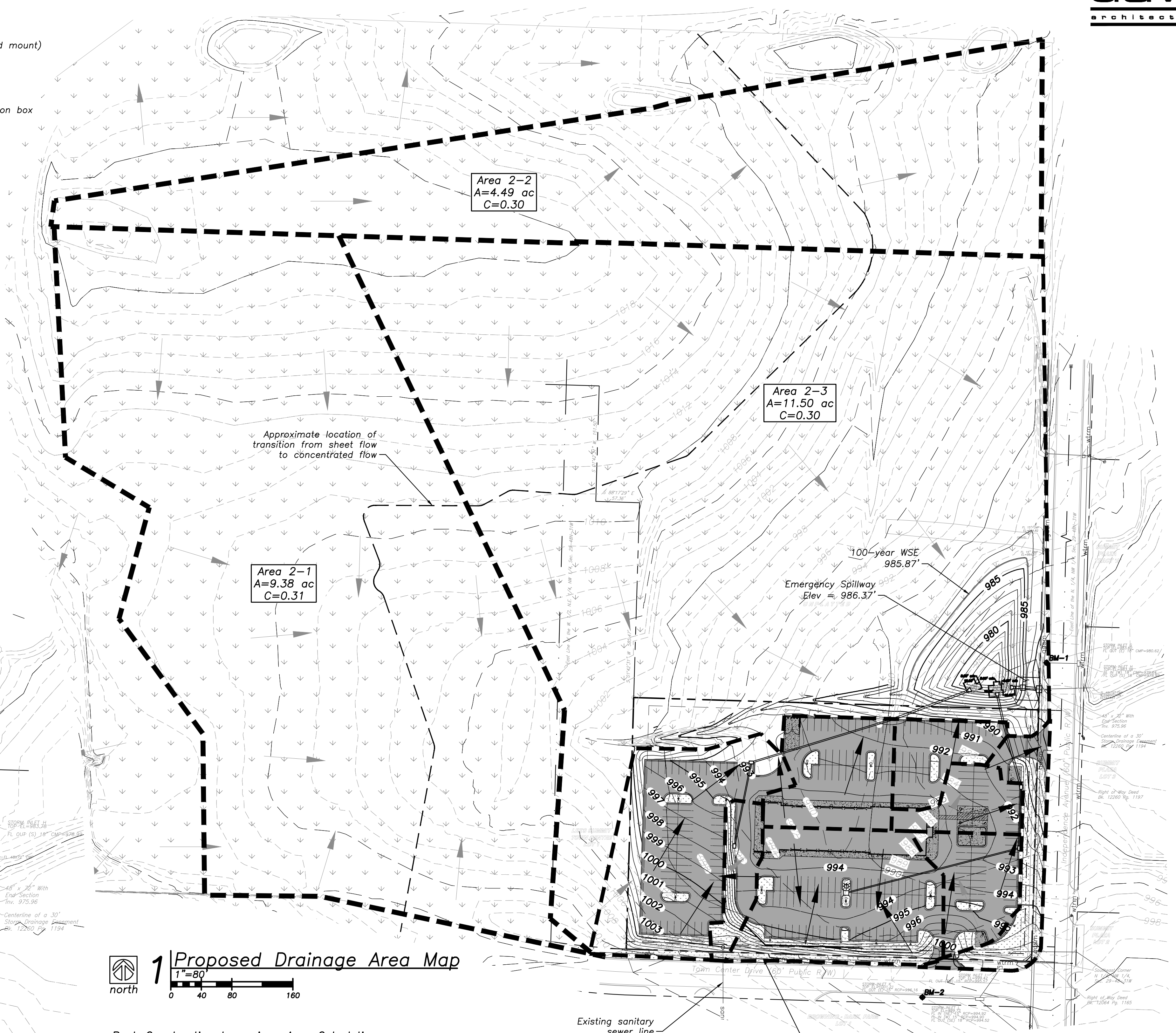


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sheet number
C3.2
drawing type
fdp
project number
19076



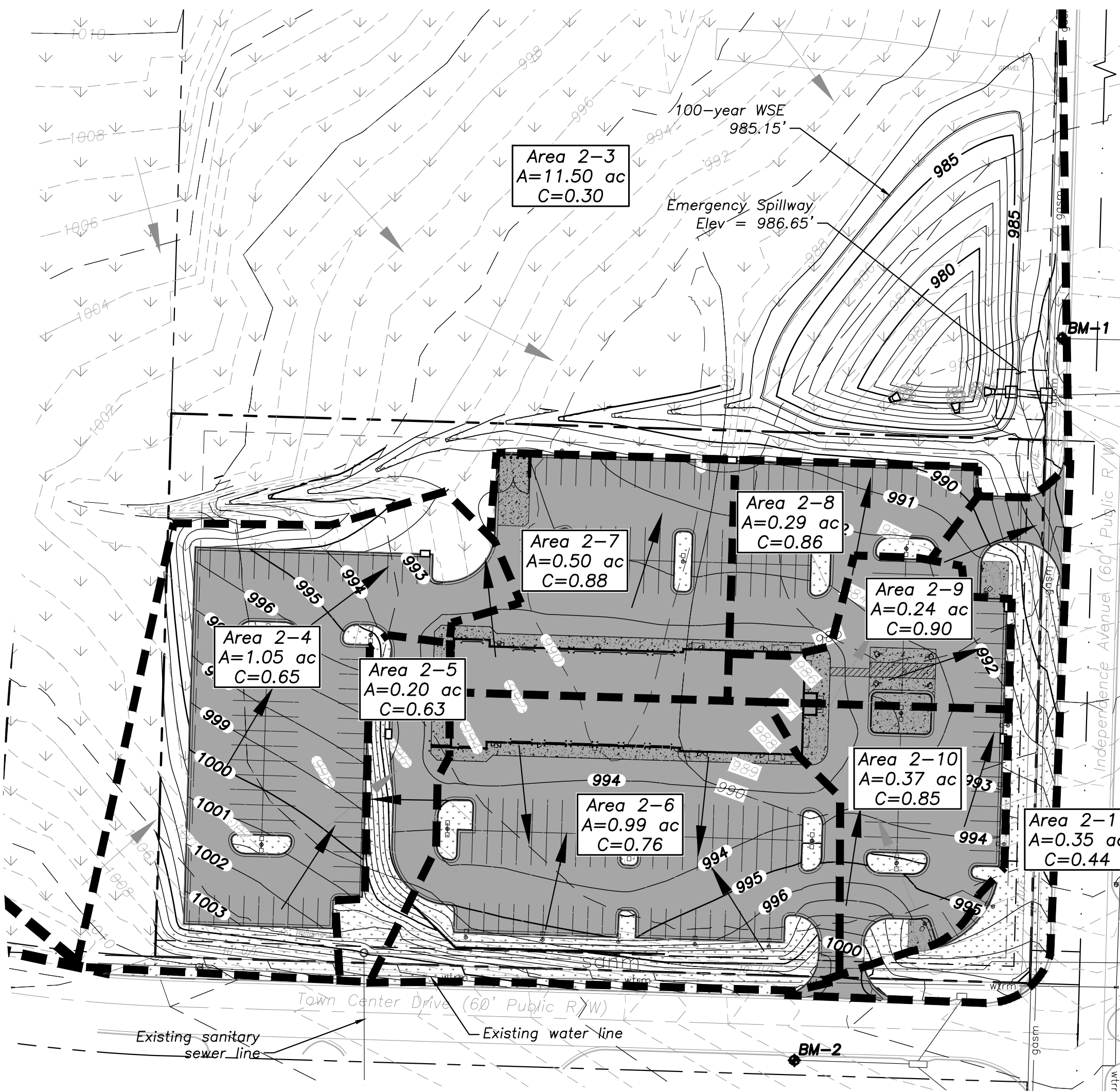
1 Proposed Drainage Area Map
north
1"=80'
0 40 80 160

Post-Construction Impervious Area Calculations

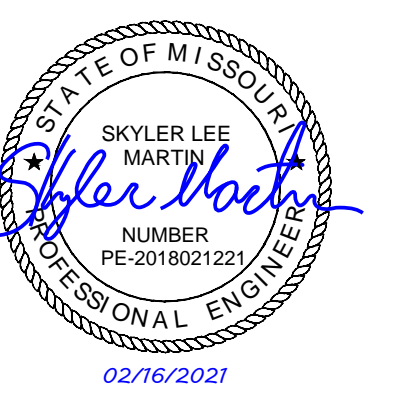
	Square Feet	Acres
Area of Site	1,278,486	29.35
Impervious Area	125,453	2.88
Pervious Area	1,153,033	26.47

Q:	2 year	10 year	100 year
	1.81 cfs	9.18 cfs	24.56 cfs

- Local Benchmarks:** BM-#
- BM-1: Storm Structure, Manhole Cover
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N: 1013823.1378
E: 2827361.8656
- BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101
- Floodplain Note:**
The site lies entirely within 'Zone X', areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C04306, Revision Date: January 20, 2017.
- Drainage Legend**
- drainage area
 - existing flow direction
 - proposed flow direction
- Property Legend**
- right of way
 - property lines
 - easements
 - setbacks
- Grading Legend**
- existing minor contour
 - existing major contour
 - proposed minor contour
 - proposed major contour
- Utility Legend**
- existing
 - proposed
- Symbol Legend**
- sanitary manhole
 - service cleanout
 - force main release valve
 - rectangular structure
 - circular structure
 - fire hydrant
 - water valve
 - water meter
 - backflow preventer
 - natural gas meter
 - service transformer (pad mount)
 - primary switch gear
 - light pole
 - cable/phone/data junction box
 - street light
 - pedestrian street light
 - electric pole
 - guy wire
 - end section
- Linetypes**
- sanm sanitary main
 - sans sanitary service
 - ssm storm sewer (existing)
 - ssms storm sewer (solid wall, proposed)
 - ssmp storm sewer (solid wall, proposed)
 - sspf storm sewer (perforated, proposed)
 - wtrm water main
 - wtrf water service (fire)
 - wtrd water service (domestic)
 - wtri water service (irrigation)
 - gasm natural gas main
 - gass natural gas service schematic
 - elpu underground primary electric
 - elsu underground secondary electric
 - elpo overhead electric
 - datu underground cable/phone/data
 - datas underground cable/phone/data service
 - fence-chainlink
 - fence-wood
 - fence-barbed wire
 - treeline



2 Proposed Drainage Area Map Detail
north
1"=60'
0 30 60 120



Local Benchmarks: BM-#

BM-1: Storm Structure, Manhole Cover
Elevation: 982.05'
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BM-2: Storm Structure, Manhole Cover
Elevation: 1001.21'
N: 1013384.7454
E: 2827199.0101

Property Legend

- right of way
- - - property lines
- - - easements
- - - setbacks

Grading Legend

- - - existing minor contour
- - - existing major contour
- - - proposed minor contour
- - - proposed major contour

Utility Legend

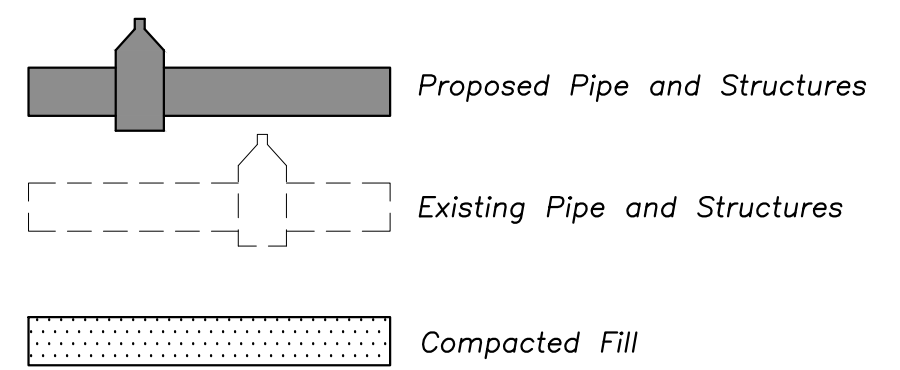
- - - existing
- - - proposed

Linetypes

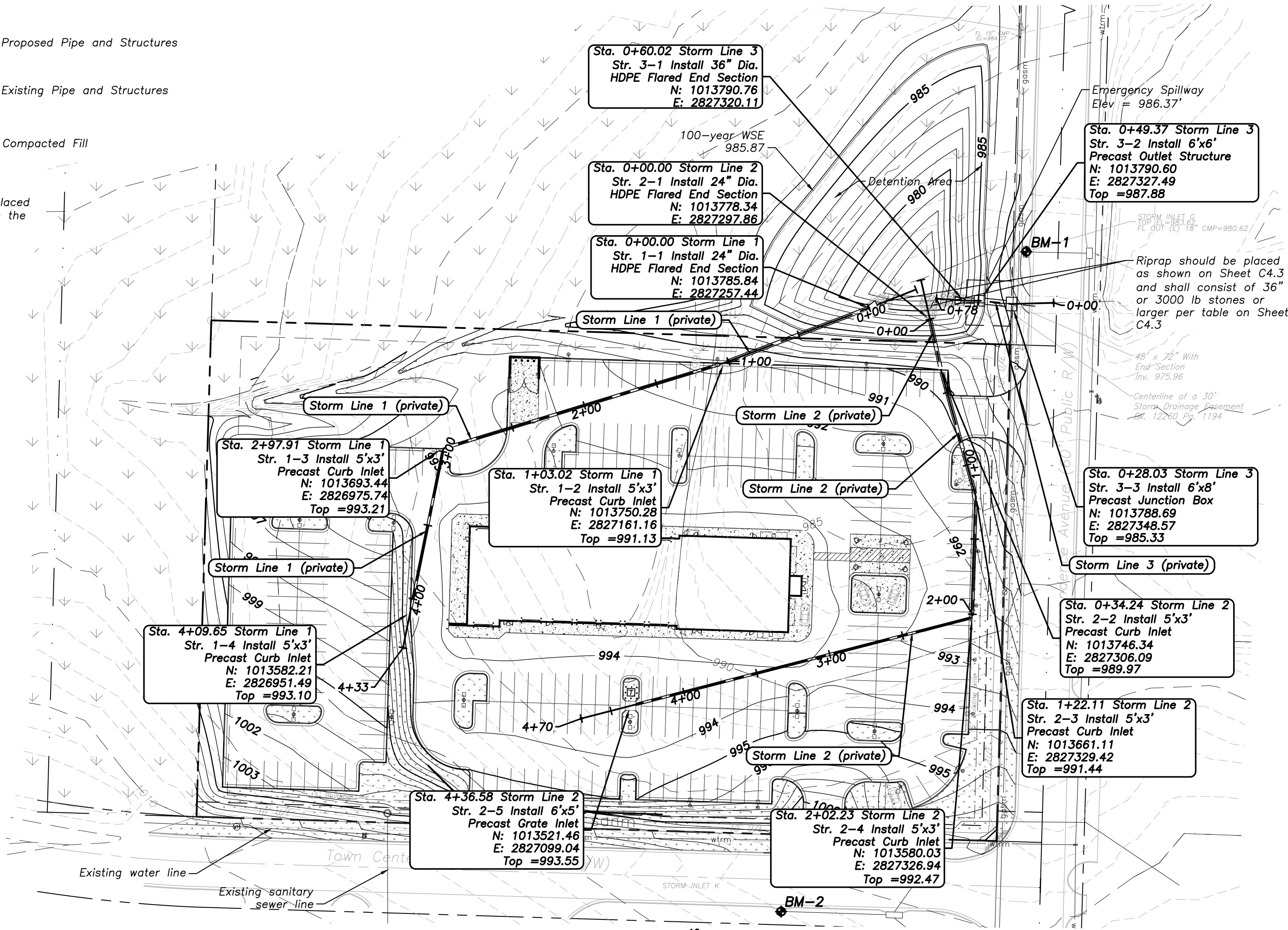
- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
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- elpo overhead electric
- datu underground cable/phone/data
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- fence-barbed wire
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Symbols

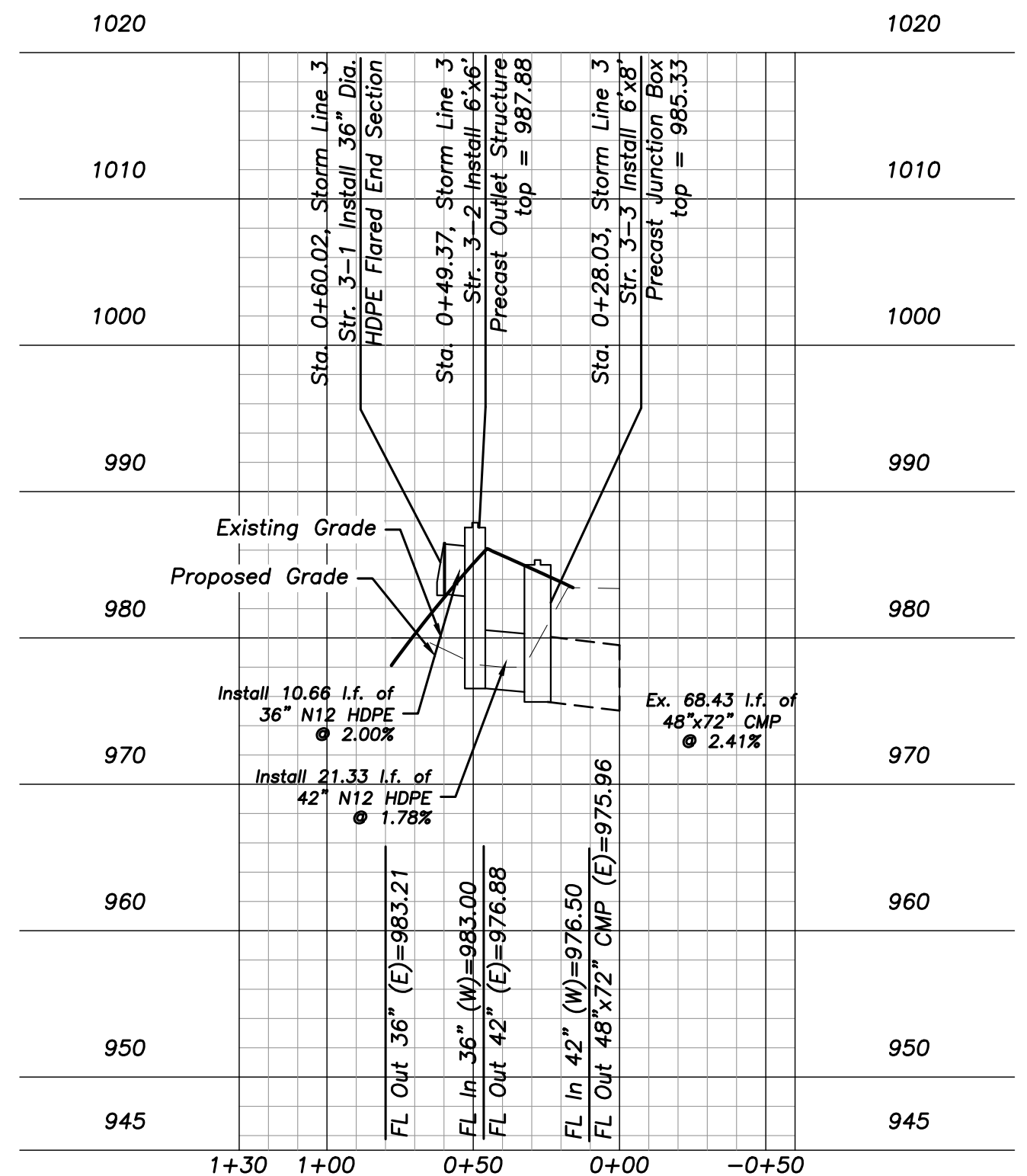
- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ fmv force main release valve
- ⊙ rectangular structure
- ⊙ circular structure
- ⊙ fire hydrant
- ⊙ wv water valve
- ⊙ water meter
- ⊙ BFP backflow preventer
- ⊙ natural gas meter
- ⊙ service transformer
- ⊙ primary switch gear
- ⊙ light pole
- ⊙ data junction box
- ⊙ street light
- ⊙ pedestrian street light
- ⊙ electric pole
- ⊙ guy wire
- ⊙ end section



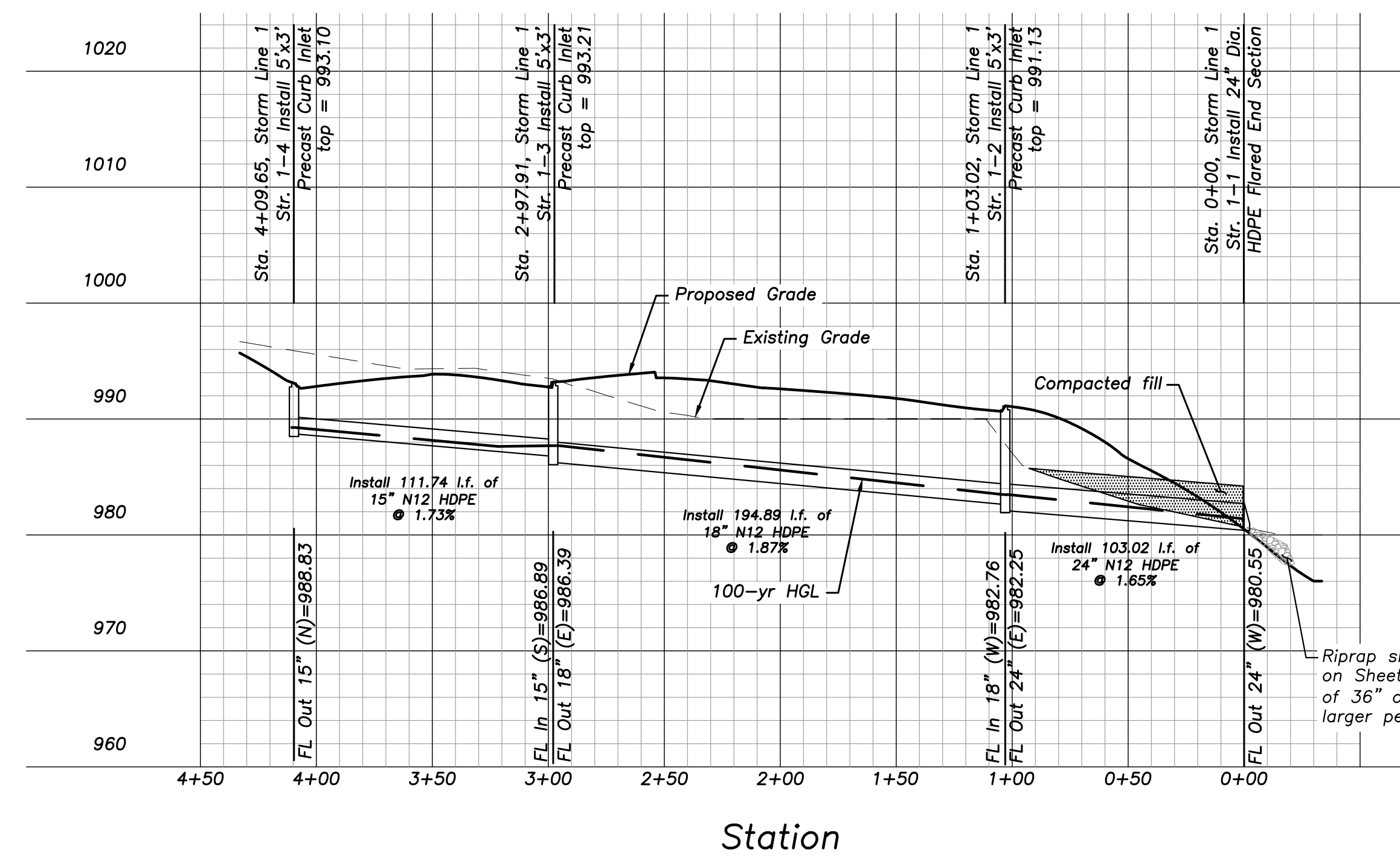
Note:
Compacted fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



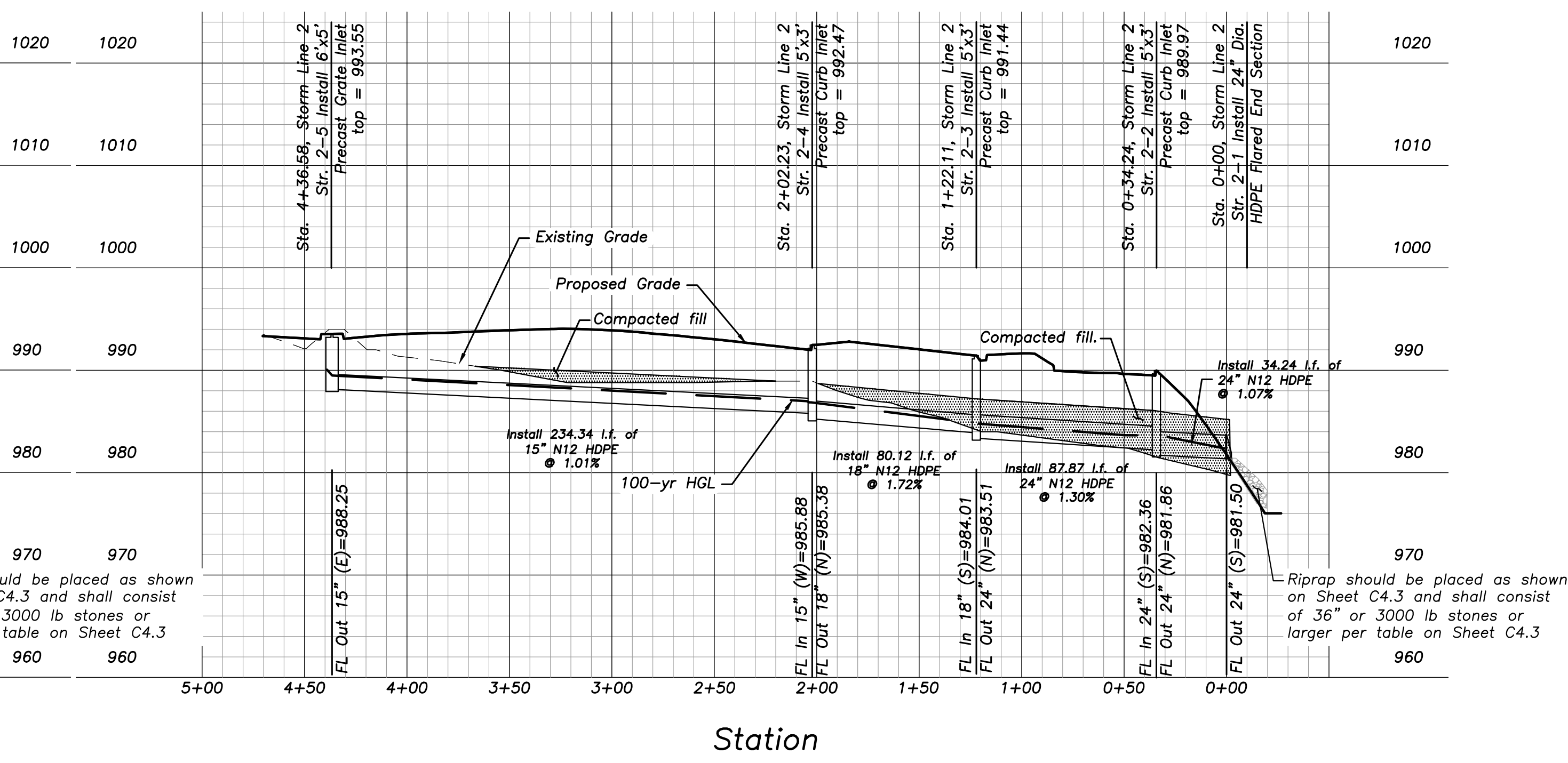
Storm Line 3



Storm Line 1



Storm Line 2

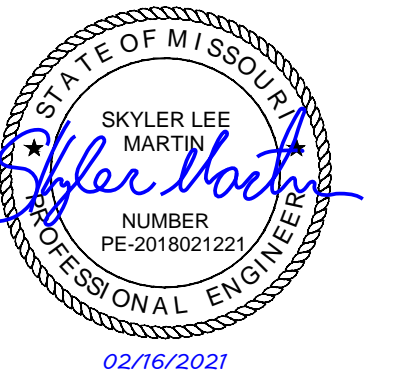


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sheet number
C3.3
drawing type fdp
project number 19076



Storm Line 1 Pipe Calculations

10-year Rain Event																				
Pipe Segment	DrainageArea (ac)	RunoffCoeff (C)	TotalCxA	iSys (in/hr)	TotalRunoff (cfs)	LineSize (in)	LineSlope (%)	n-valuePipe	CapacityFull (cfs)	DepthDn (ft)	DepthUp (ft)	HGLDn (ft)	HGLUp (ft)	VelAve (ft/s)	EGLDn (ft)	EGLUp (ft)	EnergyLoss (ft)	LineLength (ft)	PipeTravel (min)	Rim-Hw (ft)
1-1 to 1-2	0.50	0.88	1.25	6.86	8.57	24	1.66	0.012	31.82	0.71	1.04**	981.26	983.29	6.85	981.68	983.71	0.000	102.641	0.25	7.75
1-2 to 1-3	1.05	0.65	0.81	6.99	5.65	18	2.00	0.012	16.24	0.61	0.92**	983.37	987.55	6.64	983.76	987.93	0.000	193.926	0.49	5.69
1-3 to 1-4	0.20	0.63	0.13	7.24	0.91	15	1.70	0.012	9.10	0.66	0.37**	987.55	989.20	2.18	987.68	989.34	0.000	113.844	0.87	4.27
100-year Rain Event																				
Pipe Segment	DrainageArea (ac)	RunoffCoeff (C)	TotalCxA	iSys (in/hr)	TotalRunoff (cfs)	LineSize (in)	LineSlope (%)	n-valuePipe	CapacityFull (cfs)	DepthDn (ft)	DepthUp (ft)	HGLDn (ft)	HGLUp (ft)	VelAve (ft/s)	EGLDn (ft)	EGLUp (ft)	EnergyLoss (ft)	LineLength (ft)	PipeTravel (min)	Rim-Hw (ft)
1-1 to 1-2	0.50	0.88	1.25	9.41	11.75	24	1.66	0.012	31.82	0.84	1.23**	981.39	983.48	7.54	981.92	984.00	0.000	102.641	0.23	7.56
1-2 to 1-3	1.05	0.65	0.81	9.56	7.73	18	2.00	0.012	16.24	0.73	1.07**	983.49	987.70	7.34	983.99	988.21	0.000	193.926	0.44	5.54
1-3 to 1-4	0.20	0.63	0.13	9.83	1.24	15	1.70	0.012	9.10	0.81	0.44**	987.70	989.27	2.34	987.87	989.43	0.000	113.844	0.81	4.20

Str. 1-2
Inlet Calculations

Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
4.33	4.33	4.91	100	4.91	15.95

Str. 1-3
Inlet Calculations

Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
6.71	6.71	6.33	100	6.21	21.87

Str. 1-4
Inlet Calculations

Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
1.24	1.24	2.54	100	2.54	6.09

Storm Line 2 Pipe Calculations

10-year Rain Event																				
Pipe Segment	DrainageArea (ac)	RunoffCoeff (C)	TotalCxA	iSys (in/hr)	TotalRunoff (cfs)	LineSize (in)	LineSlope (%)	n-valuePipe	CapacityFull (cfs)	DepthDn (ft)	DepthUp (ft)	HGLDn (ft)	HGLUp (ft)	VelAve (ft/s)	EGLDn (ft)	EGLUp (ft)	EnergyLoss (ft)	LineLength (ft)	PipeTravel (min)	Rim-Hw (ft)
2-1 to 2-2	0.28	0.86	1.52	6.92	10.55	24	2.30	0.012	37.50	0.73	1.16**	982.23	983.42	7.87	982.71	983.90	0.000	33.035	0.07	5.29
2-2 to 2-3	0.24	0.90	1.28	7.00	8.98	24	1.30	0.012	28.20	1.06	1.07**	983.42	984.58	5.27	983.85	985.01	0.000	88.371	0.28	6.64
2-3 to 2-4	0.37	0.85	1.07	7.05	7.52	18	2.00	0.012	16.24	0.72	1.06**	984.73	986.69	7.28	985.22	987.18	0.000	81.110	0.19	5.75
2-4 to 2-5	0.99	0.76	0.75	7.24	5.45	15	1.01	0.012	7.00	0.83	0.95**	986.71	989.20	5.90	987.17	989.66	0.000	235.304	0.67	4.32
100-year Rain Event																				
Pipe Segment	DrainageArea (ac)	RunoffCoeff (C)	TotalCxA	iSys (in/hr)	TotalRunoff (cfs)	LineSize (in)	LineSlope (%)	n-valuePipe	CapacityFull (cfs)	DepthDn (ft)	DepthUp (ft)	HGLDn (ft)	HGLUp (ft)	VelAve (ft/s)	EGLDn (ft)	EGLUp (ft)	EnergyLoss (ft)	LineLength (ft)	PipeTravel (min)	Rim-Hw (ft)
2-1 to 2-2	0.28	0.86	1.52	9.48	14.44	24	2.30	0.012	37.50	0.86	1.37**	982.36	983.63	8.69	982.98	984.24	0.000	33.035	0.06	5.08
2-2 to 2-3	0.24	0.90	1.28	9.56	12.27	24	1.30	0.012	28.20	1.27	1.26**	983.63	984.77	5.86	984.17	985.31	0.000	88.371	0.25	6.45
2-3 to 2-4	0.37	0.85	1.07	9.62	10.26	18	2.00	0.012	16.24	0.87	1.23**	984.88	986.86	8.11	985.55	987.53	0.000	81.110	0.17	5.58
2-4 to 2-5	0.99	0.76	0.75	9.83	7.40	15	1.01	0.012	7.00	1.10	1.24	986.98	989.49	6.25	987.63	990.06	2.427	235.304	0.63	3.46

Str. 2-2
Inlet Calculations

Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
2.37	2.37	3.52	100	3.52	10.18

Str. 2-3
Inlet Calculations

Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
2.48	2.48	3.61	100	3.61	10.54

Str. 2-4
Inlet Calculations

Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
3.09	3.09	4.07	100	4.07	12.44

Str. 2-5
Inlet Calculations

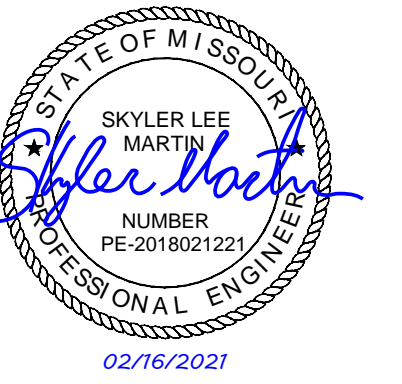
Q		Inlet		Gutter	
Total (cfs)	Captured (cfs)	Depth (in)	Efficiency (%)	Depth (in)	Spread (ft)
7.40	7.40	6.71	100	6.71	23.45

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Lee's Summit, Missouri 64064

date 02.02.2020
drawn by SLM
checked by PAM
revisions
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LEE'S SUMMIT, MISSOURI
10/04/2021

sheet number
C3.4
drawing type fdp
project number 19076



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project number 19076

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a filter substructure all steel relative to the amount of concrete to be placed on site. The slope leading out of the substructure pit shall be 2:1. The entire trapping pit shall be sloped towards the concrete washout area.
- Explosive marking system is required at the access point to all concrete washout areas.
- Slope shall be placed at the construction site entrance, washout area and elsewhere as necessary to ensure adequate flow of the concrete washout areas to operators of concrete truck and pump rigs.
- A one-piece impervious liner may be required along the bottom and sides of the substructure pit in areas of gravity wash.

Maintenance for Concrete Washout:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout water, wetted pieces of concrete and all other debris in the substructure pit shall be transported from the job site in a water-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and facing, any disturbed areas associated with the installation, maintenance, use, or removal of the concrete washout areas shall be stabilized.

Notes for Construction Entrance:

- Avoid loading on steep slopes, at curves on public roads, or downhill of disturbed areas.
- Remove all vegetation and other undesirable material from the foundation area, grade, and clear for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6"-to 8"-high high ridge with 36" x 1" wide slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

- Restage entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016

Notes:

- 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).
- When inlet is completed and curb poured, filter socks or approved equivalent shall be used (Late Stage Curb Inlet). Straw wafers are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 25%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

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

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

Notes:

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- 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).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

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

JOINING FENCE SECTIONS
Not to Scale

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

sheet number
C4.1
drawing type fdp
project number 19076

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SIDWALK/SHARED-USE PATH DETAIL GEN-2

BUILDING SEWER STUB AND RISER SAN-1

NOTES:

- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
- ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
- IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
- 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.
- SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
- #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.
- 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.
- TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1' 0" OF PROPERTY LINE.
- 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.

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

SERVICE CONNECTION/METER WELL

NOTES:

- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
- IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
- CITY TO FURNISH ITEMS A-K.
- NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
- 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
- EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
- NO SPLICES ALLOWED BETWEEN METER AND MAIN.
- SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
- LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
- CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2".

LEE'S SUMMIT MISSOURI
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HDPE Pipe Embedment
not to scale

LEGEND			
D	NOMINAL PIPE DIAMETER	PIPE SIDE CLEARANCE ¹ (SOIL/ROCK)	PIPE BOTTOM CLEARANCE ² (SOIL/ROCK)
0"-27"		6/6	4/6
30"-60"		8/9	6/9
66"-UP		12/12	8/12

NOTES:

- GRANULAR BEDDING SHALL BE 1/2" CLEAN ROCK WITH A MAXIMUM PARTICLE SIZE 3/4 INCH ROCK, PASSING #200 SIEVE ≤ 35% (PI ≤ 10 AND LL ≤ 40). MATERIAL TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR VIBRATING.
- TAMPED GRANULAR BACKFILL (AB-3) SHALL BE GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE 1 - 1/2 INCH ROCK, PASSING #40 SIEVE (PI ≤ 8) 15 TO 50% AND #200 SIEVE ≤ 35%. THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSINGS.
- TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.

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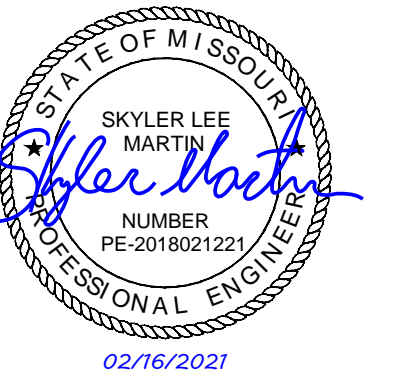
SANITARY CLEAN-OUT STM-1

GENERAL NOTES:

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

Sanitary Clean-out
not to scale

Sanitary Clean-out
not to scale



Automotive Sales & Detail Center

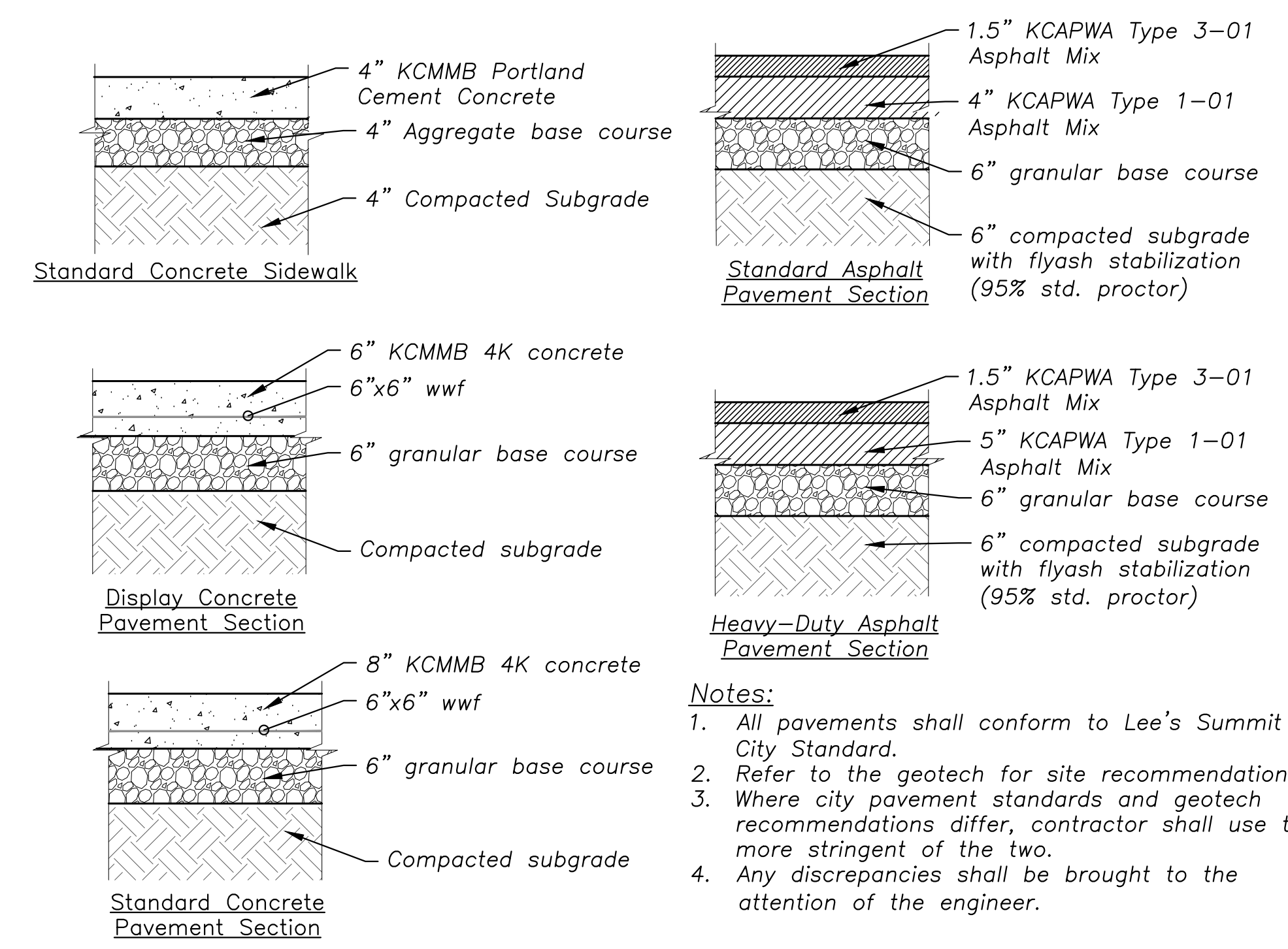
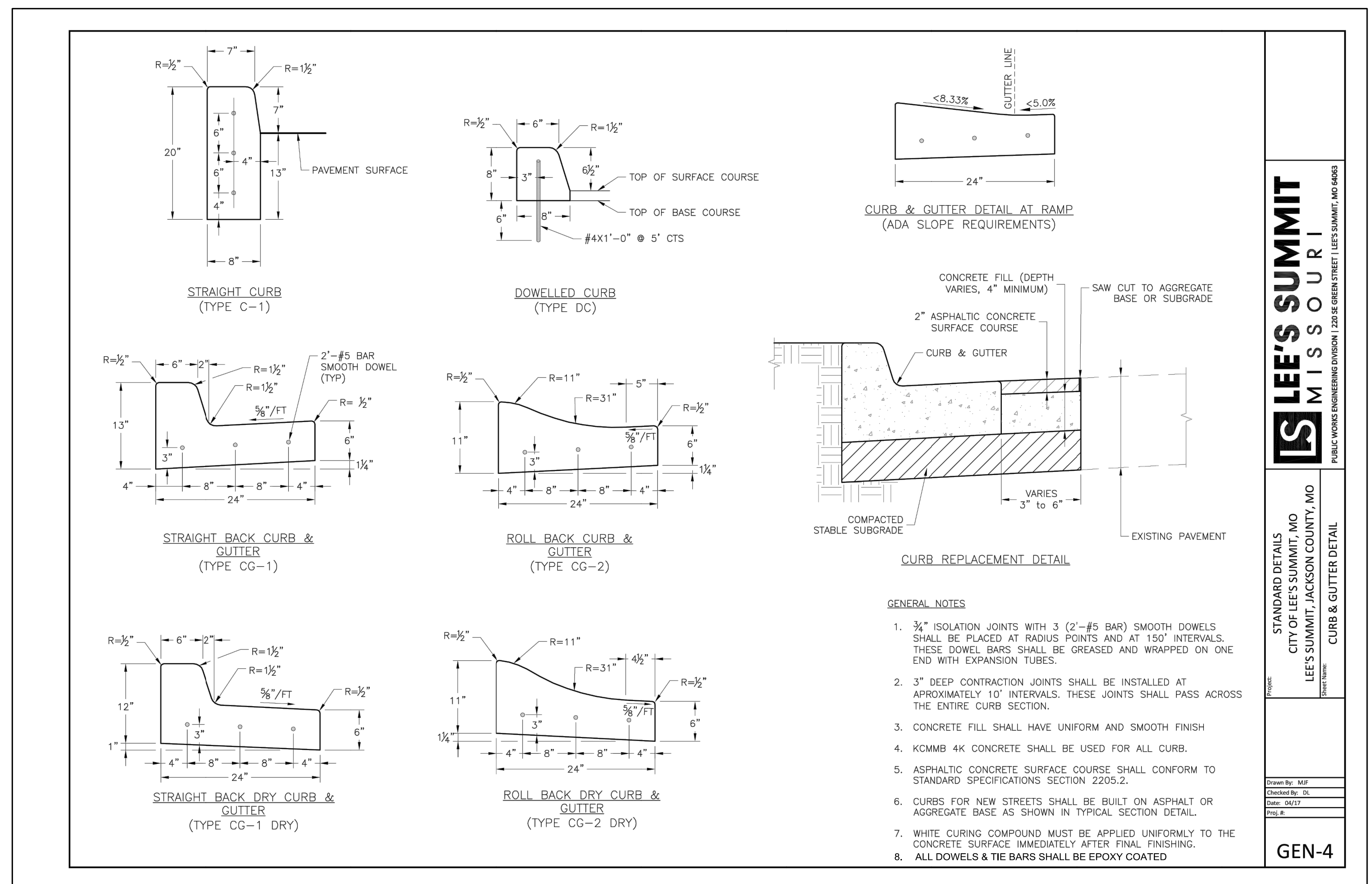
2100 NE Independence Ave
Lee's Summit, Missouri 64064

A New Facility for

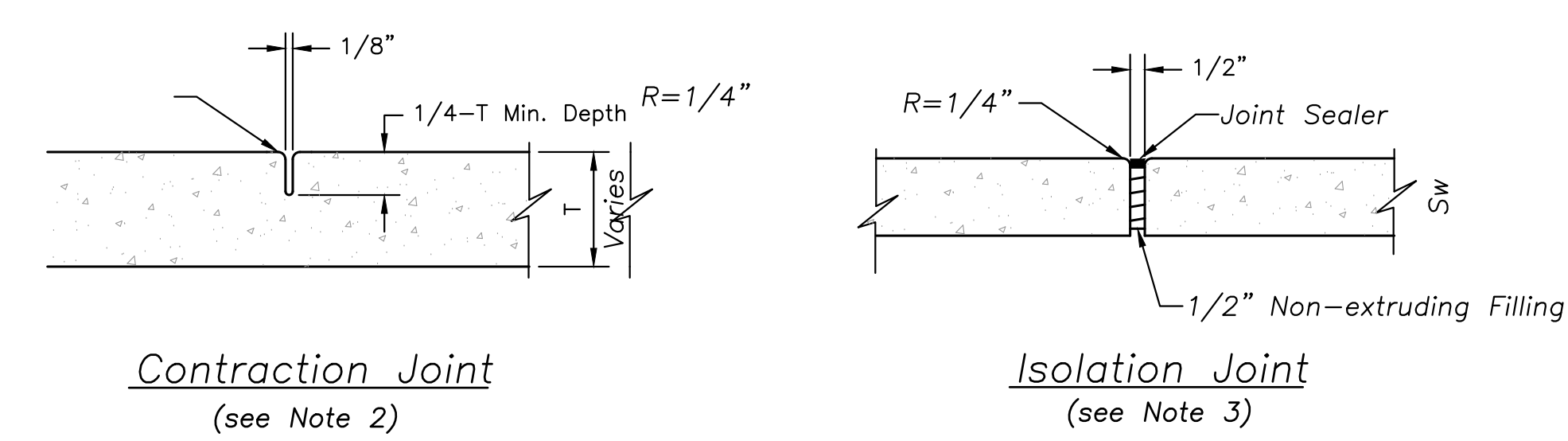
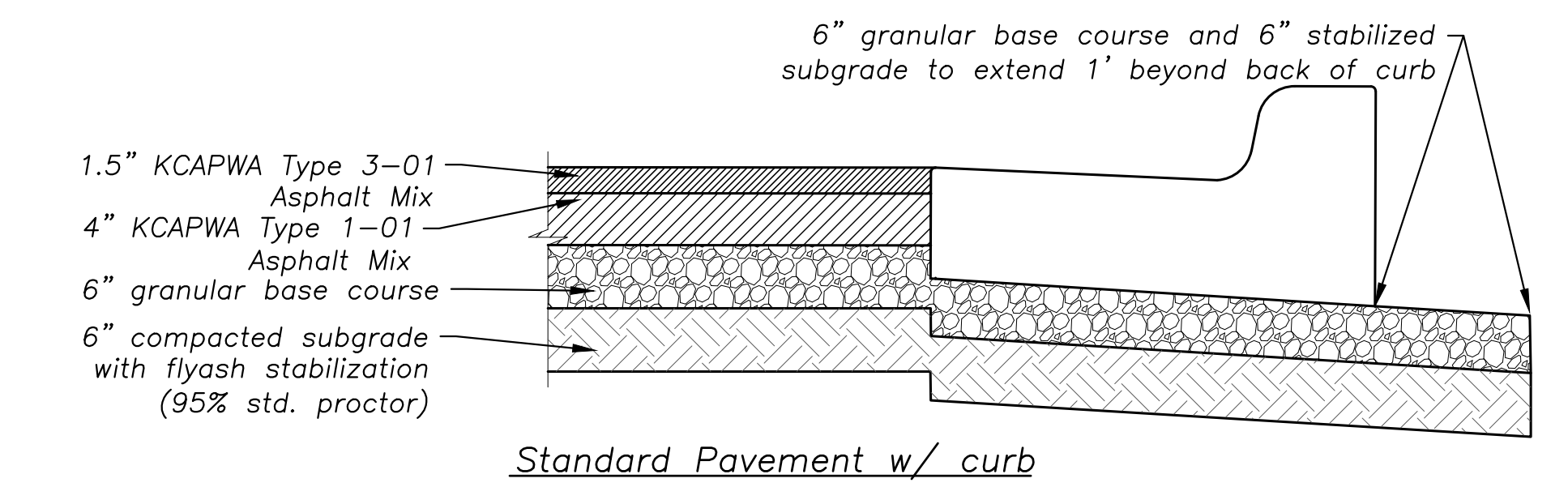
date 02.21.2020
drawn by SLM
checked by PAM
revisions
02.16.2021 FDP

RELEASE FOR CONSTRUCTION
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LEE'S SUMMIT, MISSOURI
10/04/2021

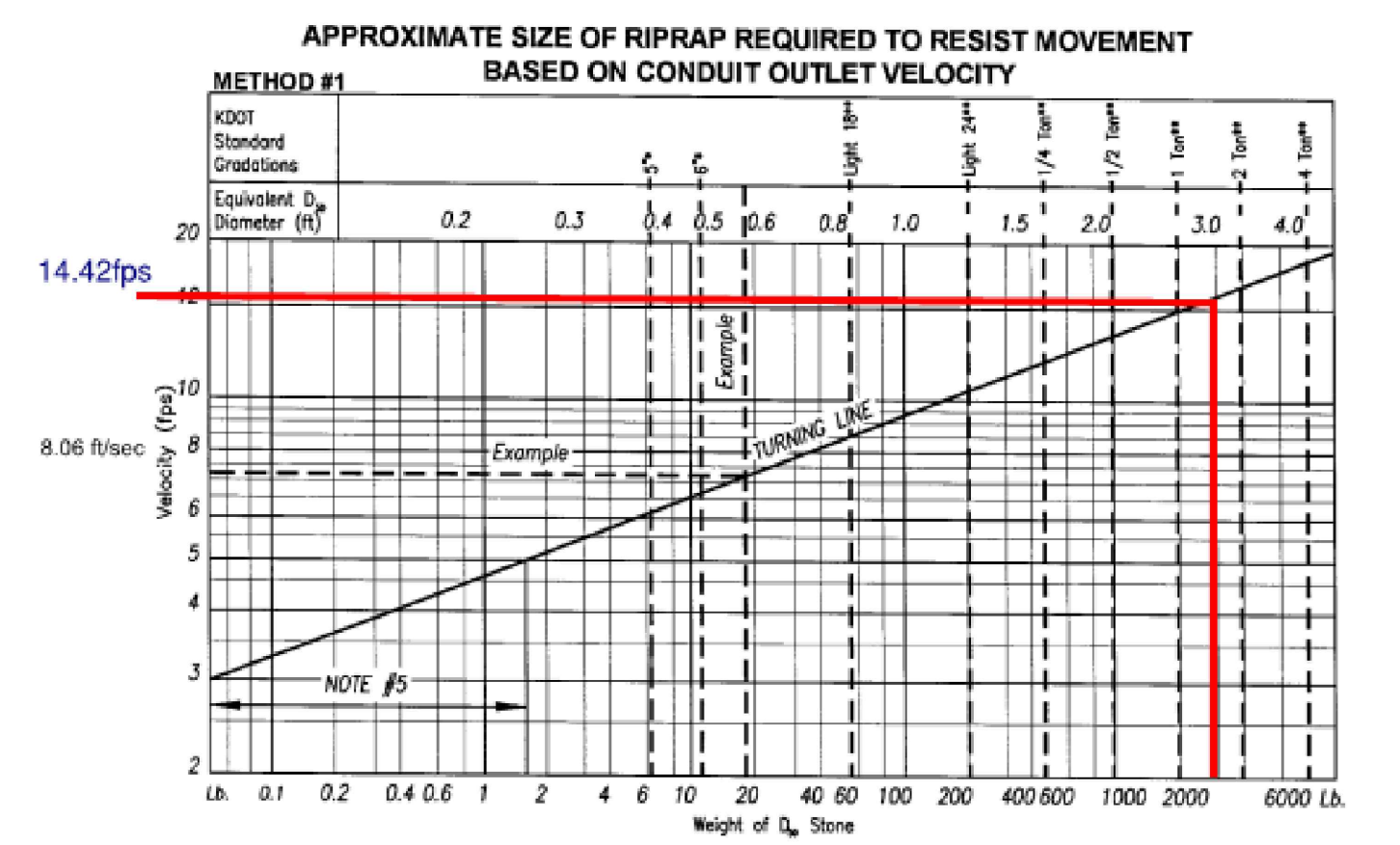
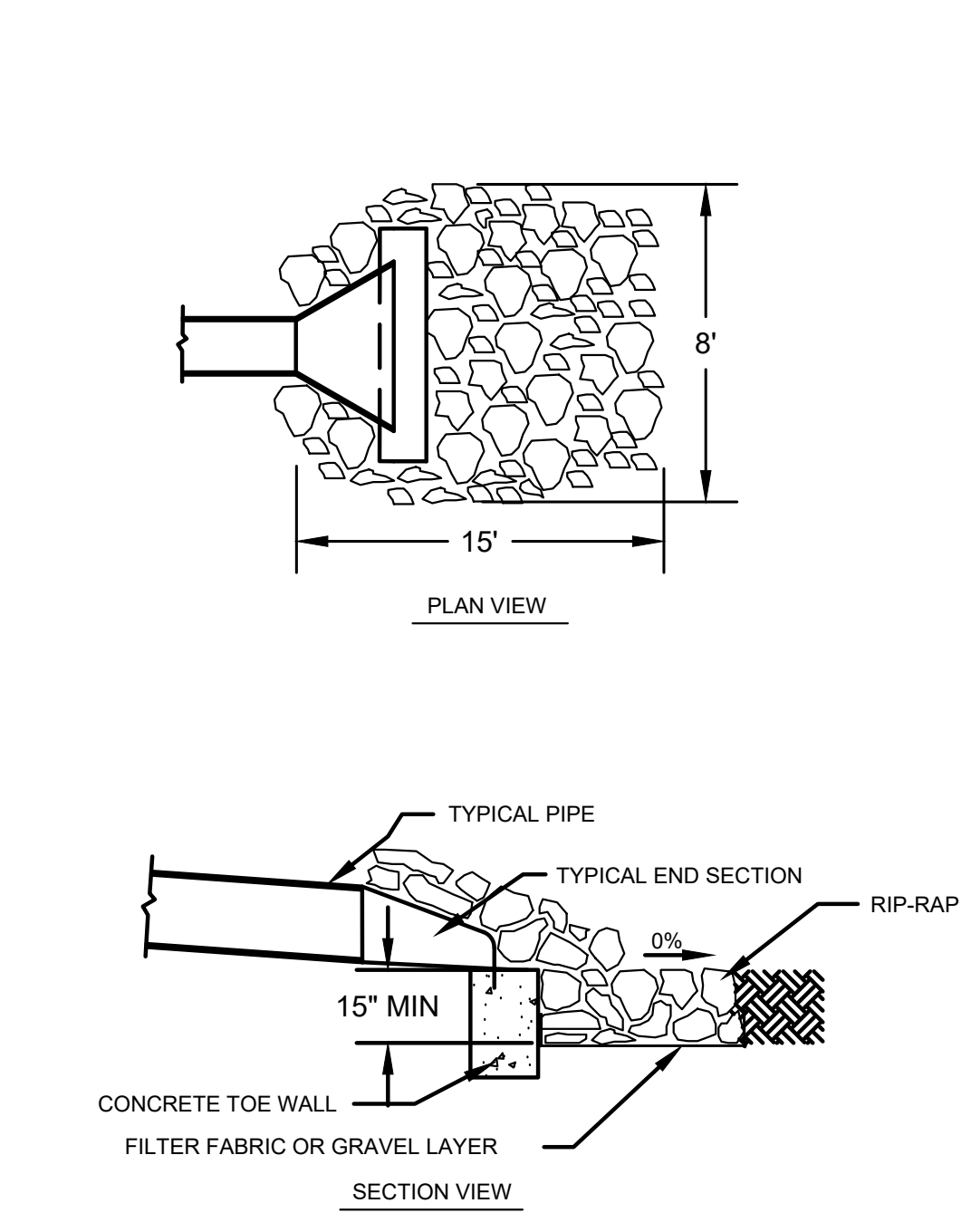
sheet number
C4.3
drawing type fdp
project number 19076



- Notes:**
- All pavements shall conform to Lee's Summit City Standard.
 - Refer to the geotech for site recommendations.
 - Where city pavement standards and geotech recommendations differ, contractor shall use the more stringent of the two.
 - Any discrepancies shall be brought to the attention of the engineer.



- Notes**
- Concrete shall be KCMMB-4K unless otherwise noted.
 - Key all construction joints or use tie bars #4 Epoxy coated @ 12" o.c.
 - Longitudinal joint spacing to match width of sidewalk.
 - Isolation joints shall be placed where walk abuts driveways and similar structures, and 250' centers max.
 - Install 18" tie bars #4 Epoxy coated @ 18" o.c.



How to use this nomograph:

Method #1

- Find the exit velocity at the outlet.
- Intersect with Turning Line.
- Read top and bottom scales to determine approximate weight and size of stone.
- Read top scale to determine KDOT gradation of stone.
- Compare to see if design sizes meet or exceed the sizes calculated by method 2 on this sheet.

Method #2

- Calculate Maximum Shear Stress (Using Table).
- Compare Maximum Shear Stress to Allowable Shear Stress from Table. Maximum shear stress must be equal or less than allowable stress or larger stone is required.

General Notes:

- This nomograph allows the user to approximate the D₅₀ stone size of riprap for conduit outlet protection based on the exit velocity of the conduit.
- This nomograph is based on Figure 2.3.12-8a, "Guide for Estimating Stability of Channels and Large Rocks", KDOT Design Manual, Volume III, Bridge Section.
- Conduit velocity as calculated by Manning's Equation.
- Estimations based on this nomograph are only valid for velocities between 5 fps and 15 fps. Outlets with higher velocities should be investigated further.
- Riprap is not normally required for velocity below 5 f.p.s. Consider grass lining materials.

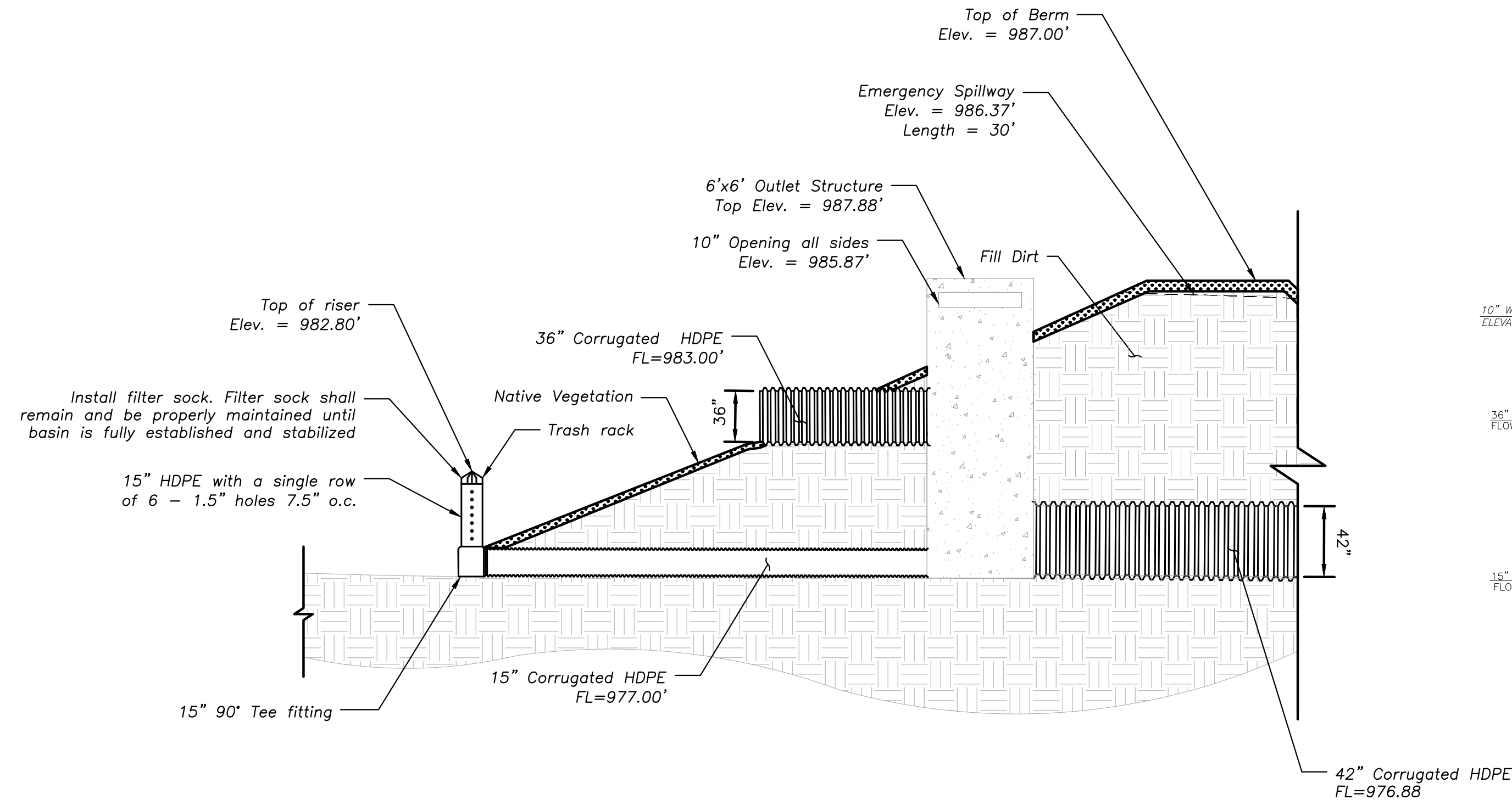
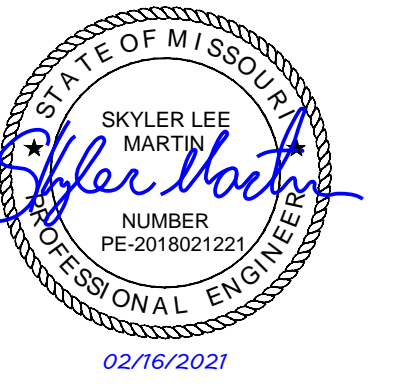
KDOT Gradations are based on the stone specifications from the KDOT Standard Specifications for State Road and Bridge Construction (1990) - * Table 12b Stone for Aggregate Ditch Lining, and ** Table 11 Stone for Riprap.

METHOD #2 - MAX. SHEAR STRESS

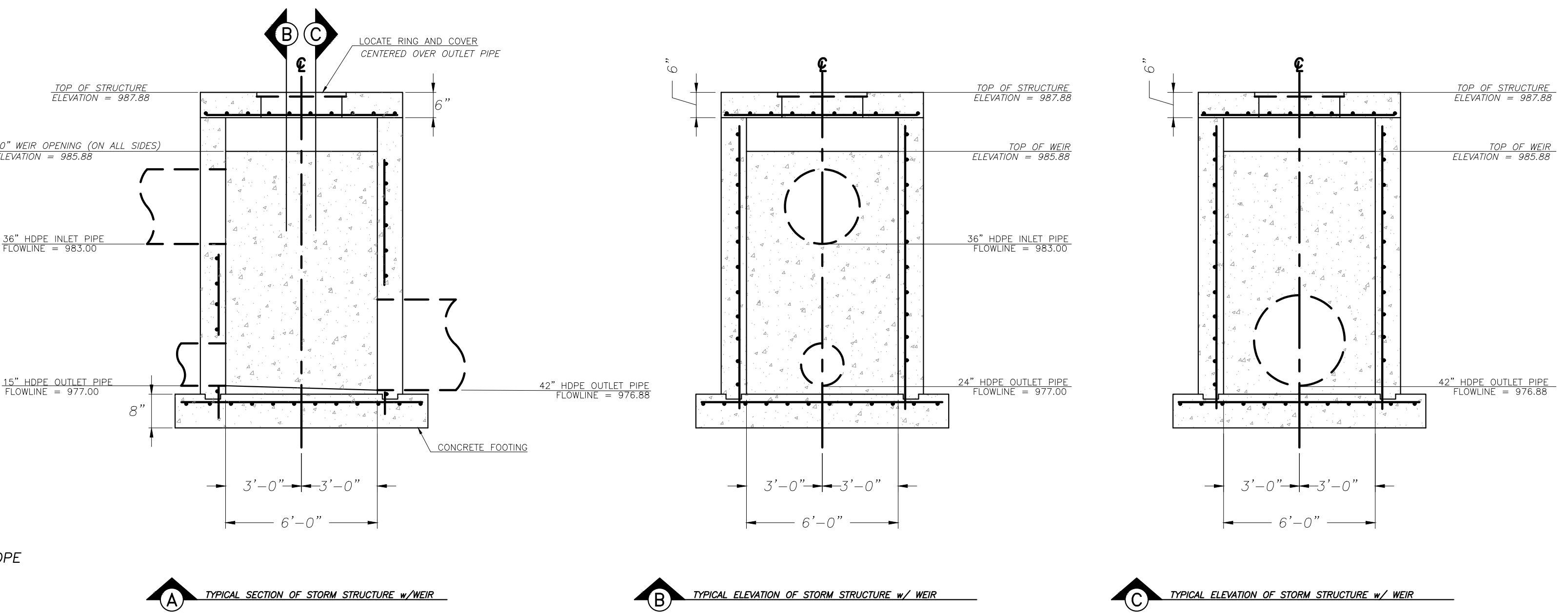
$\tau_c = \gamma ds$
 $\gamma = 62.4 pcf$
 $d = \text{depth of tailwater (ft)}$
 $s = \text{slope at exit (ft/ft)}$

Allowable Shear Stress for KDOT Standard Gradations	
Heavy Series	
4 Ton	27 psf
2 Ton	21 psf
1 Ton	16 psf
1/2 Ton	13 psf
1/4 Ton	10 psf
Light Series	
Light 24"	6 psf
Light 18"	5 psf
Stone for Ditch Lining	
6"	3 psf
5"	2 psf

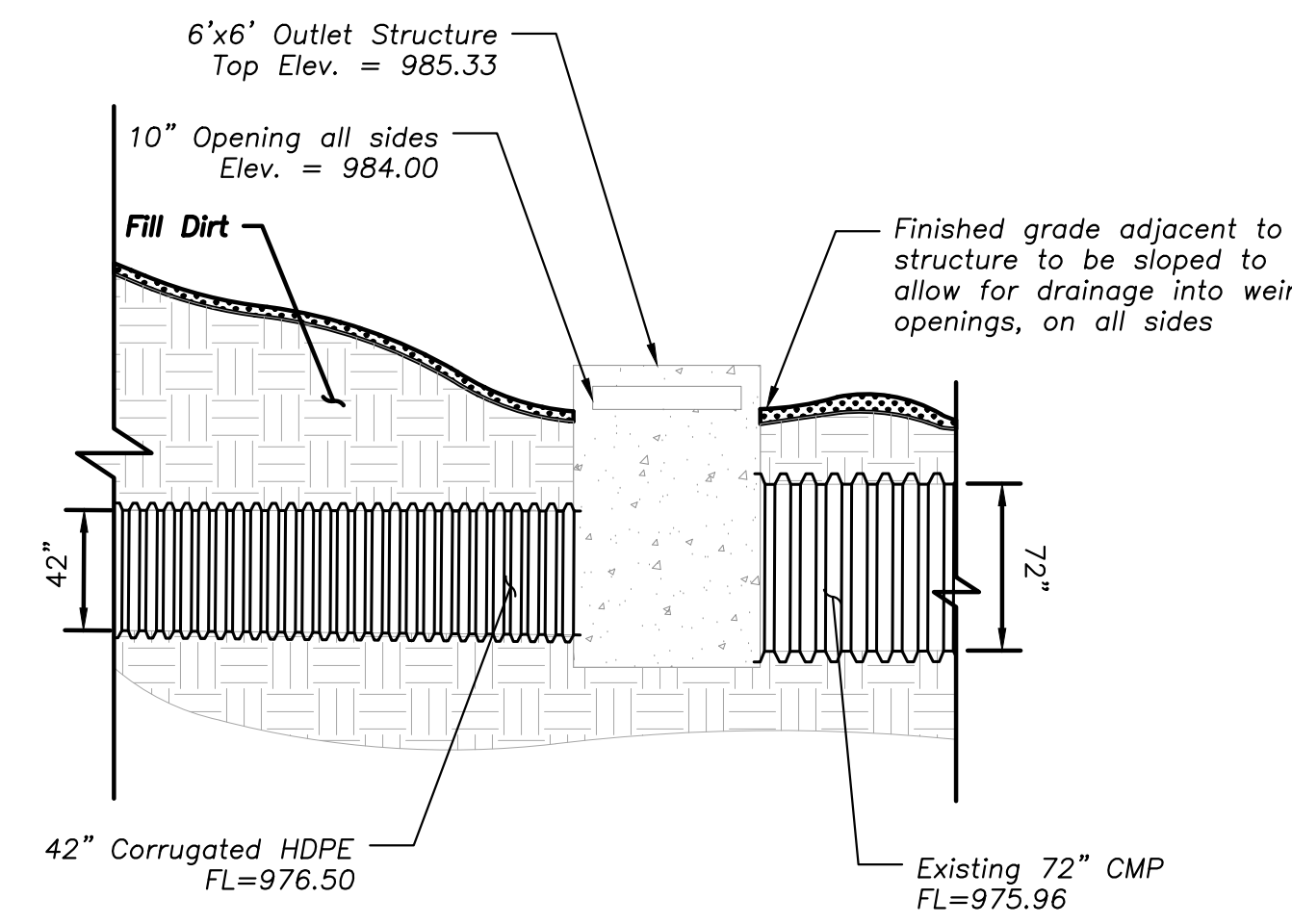
Pavement Details
Not To Scale



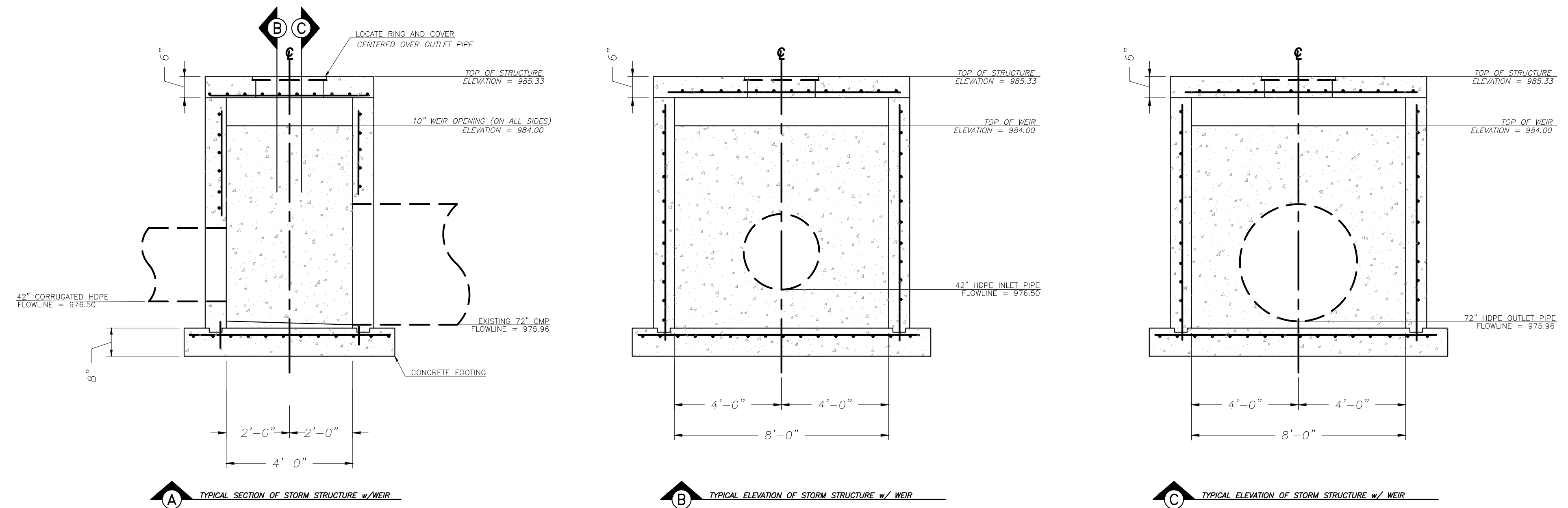
Detention Basin Outlet Detail
not to scale



Detention Basin Outlet Structure (Str. 3-2)
not to scale



Junction Box Detail
not to scale



Junction Box Structure (Str. 3-3)
not to scale

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