





# SMALLS SLIDERS

## LEE'S SUMMIT, MISSOURI

OCTOBER 2025

### LEGEND

_____ W _____	WATER LINE OLDHAM VILLAGE PHASE I PLANS
_____ S _____	SANITARY SEWER LINE PER OLDHAM VILLAGE PHASE I PLANS
_____ STM _____	STORM SEWER LINE PER OLDHAM VILLAGE PHASE I PLANS
_____ 1027 _____	1' CONTOUR INTERVALS PER OLDHAM VILLAGE PHASE I PLANS
 _____	WATER METER
_____ W _____	WATER LINE
_____ S _____	SANITARY SEWER LINE
 _____	ELECTRIC METER
_____ E _____	ELECTRIC LINE
 _____	GAS METER
_____ G _____	GAS LINE
<div style="border: 1px solid black; padding: 2px 10px;">1027</div> _____	FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT
 _____	LIGHT POLE

THE COORDINATES PROVIDED IN THESE PLANS ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN IN THE TABLE HEREON BEFORE CONSTRUCTION.

UNDERGROUND UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION MADE AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR SIGNIFICANT ERECT FILL OPERATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

### SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

## WARRANTY / DISCLAIMER

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

## ELECTRIC SERVICE

EVERGY  
MARK PEARSON  
(816) 347-4335  
mark.pearson@evergy.com

## GAS SERVICE

SPIRE  
KATIE DARNELL  
(816) 969-2298  
katie.darnell@spireenergy.com

## COMMUNICATION SERVICE

GOOGLE FIBER  
(660)886-0336

## AT&amp;T DISTRIBUTION

(314)275-0020

**WATER SERVICE**  
CITY OF LEE'S SUMMIT WATER UTILITIES  
(816) 969-1900

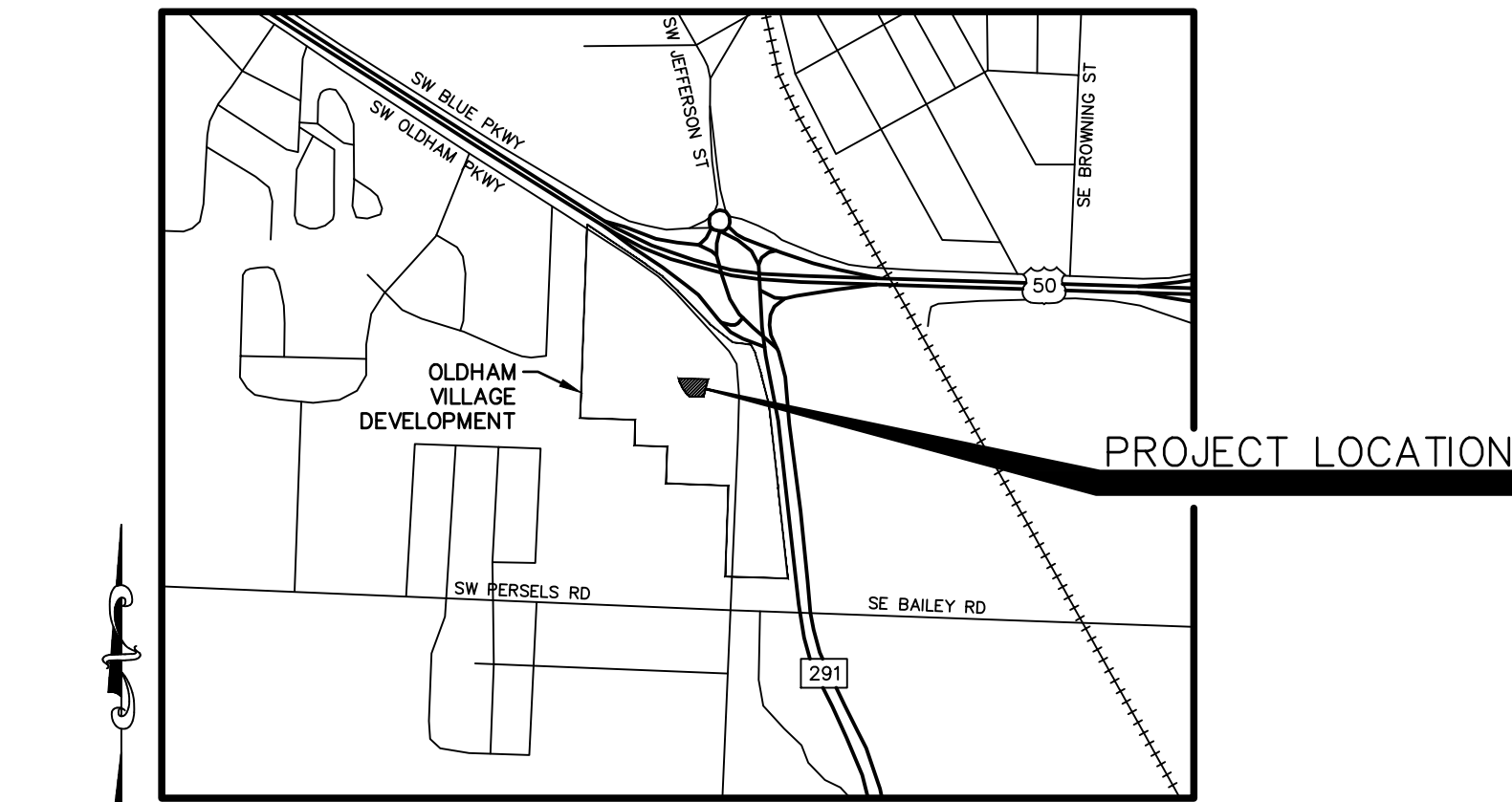
## WATER SERVICE

CITY OF LEE'S SUMMIT WATER  
(816) 969-1900

AFTER HOURS EMERGENCY  
(816) 969-7407

SHEET INDEX:

- C-1 TITLE SHEET
- C-2 EXISTING CONDITIONS PLAN
- C-3 SITE PLAN
- C-4 DIMENSION PLAN
- C-5 GRADING PLAN
- C-5A GRADING PLAN
- C-5B DRAINAGE AREA MAP
- C-6 STORM SEWER LINE A & B PLAN & PROFILE
- C-7 EROSION CONTROL PLAN
- C-8 UTILITY PLAN
- C-9 SANITARY SEWER SERVICE LINE PLAN & PROFILE
- C-10 DETAIL SHEET
- C-11 DETAIL SHEET
- C-12 DETAIL SHEET
- C-13 DETAIL SHEET
- L-1 LANDSCAPE PLAN



NOT TO SCALE

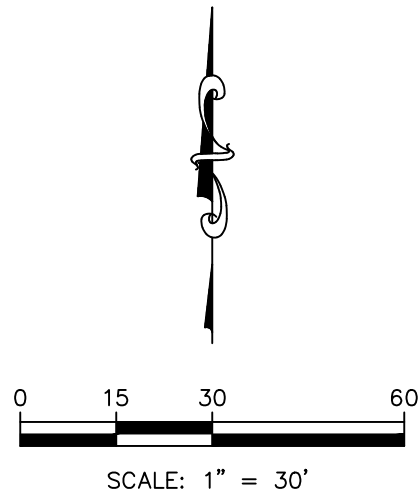
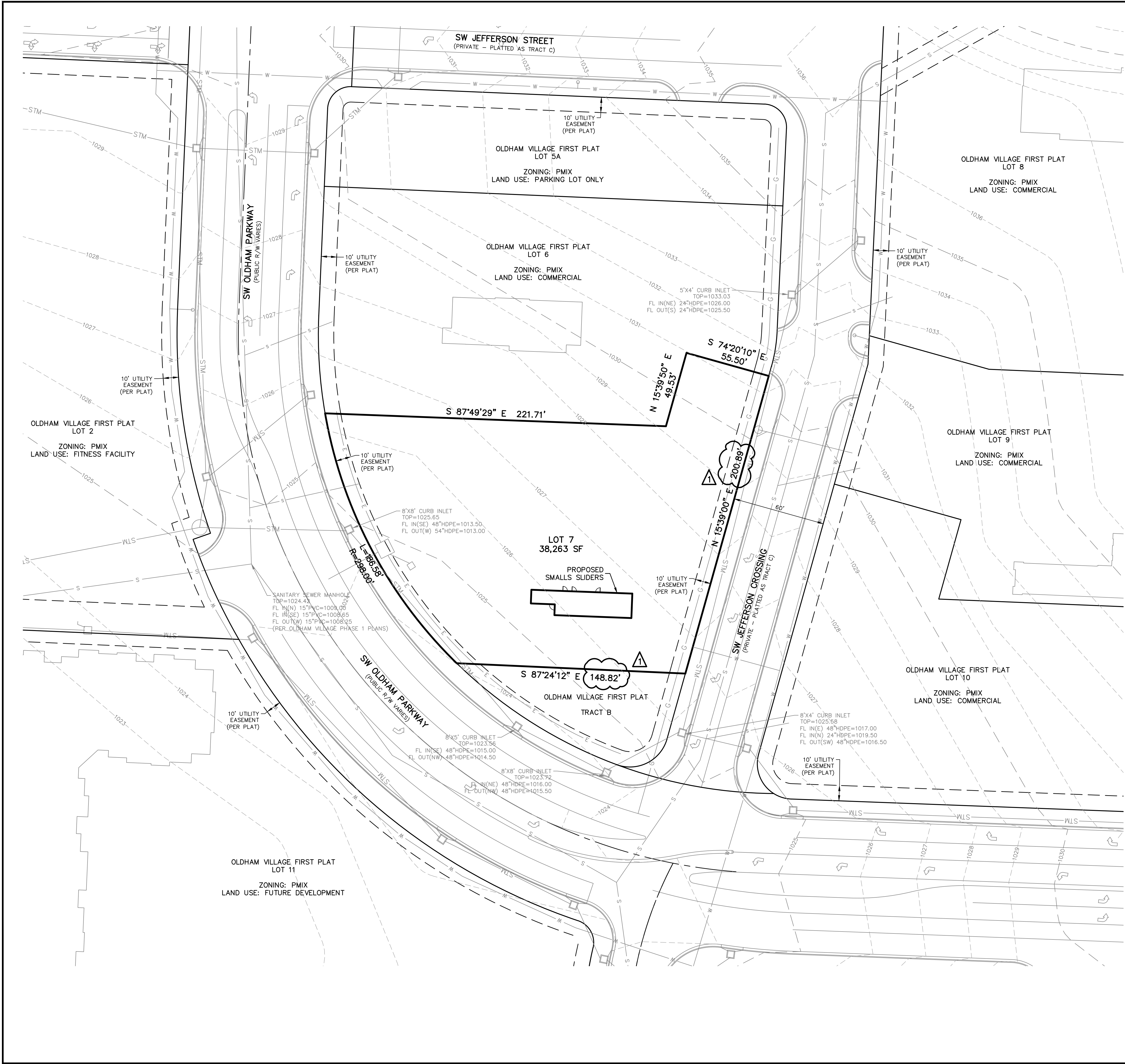
## LOCATION MAP

CITY OF LEE'S SUMMIT, MISSOURI

ELEVATIONS SHOWN IN THESE PLANS ARE BASED ON OLDHAM VILLAGE CONSTRUCTION PLANS PREPARED BY ENGINEERING SOLUTIONS PROVIDED TO KVE BY MONARCH ACQUISITIONS, LLC.

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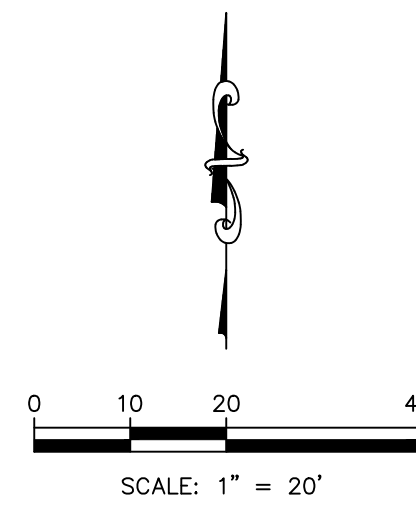
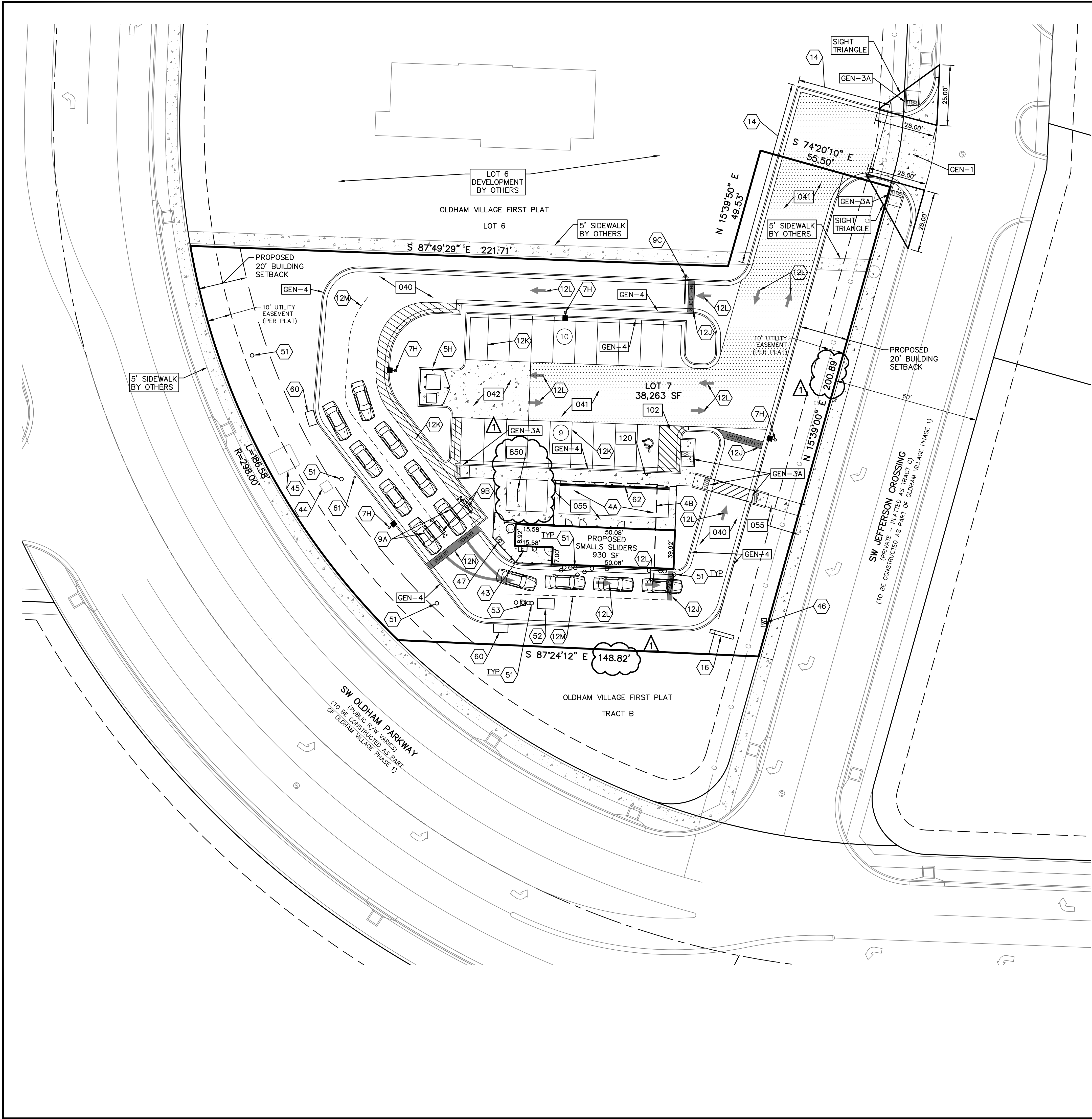


**FLOOD STATEMENT:**  
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN "OTHER AREAS ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 29095C0419G) EFFECTIVE DATE JANUARY 20, 2017.

- NOTES:**
- EXISTING CONDITIONS ARE SHOWN PER OLDHAM VILLAGE PHASE I PLANS.
  - THERE IS NO VISIBLE EVIDENCE OF ABANDONED OIL OR GAS WELLS LOCATED WITHIN THE LOT 7 BOUNDARIES, AS IDENTIFIED IN "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI," EDWARD ALTON MAY JR., P.E., 1995.
  - THIS SMALLS SLIDERS PROJECT SHALL UTILIZE THE DETENTION BASIN FOR THE OLDHAM VILLAGE PHASE I DEVELOPMENT LOCATED OFF-SITE.

SMALLS SLIDERS SW JEFFERSON CROSSING LEE'S SUMMIT, MISSOURI		CIVIL CONSTRUCTION PLANS EXISTING CONDITIONS PLAN	
PROJ. NO. A2502009		DESIGNER RCP	
CFN		DRAWN BY JB	
SHEET C-2		REV 1	
2009EC		REV	
2319 N. JACKSON   P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 TEL: (785) 762-5040 jce@kve.com   www.kve.com		KAW VALLEY ENGINEERING	
RANDALL C. PURDIE PROFESSIONAL ENGINEER NUMBER PE-2022026740 11/17/2017		STATE OF MISSOURI	
REV		DATE	
1		11-17-25	
0		10-16-25	
RCP		RCP	
JP		JP	
RCP		RCP	
DWN		CHK	





- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
  - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
  - ONE IN EIGHT ACCESSIBLE PARKING STALLS MUST HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102 AND 120.
  - ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  - PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
  - ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
  - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE APRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

- DETAILS - SEE DETAIL SHEET FOR THE FOLLOWING DETAILS
- 040 REGULAR DUTY PAVING (CONCRETE OR ASPHALT)
  - 041 HEAVY DUTY ASPHALT PAVING
  - 042 HEAVY DUTY CONCRETE PAVING
  - 055 CONCRETE SIDEWALK
  - 102 ACCESSIBLE STRIPING
  - 120 ACCESSIBLE PARKING SIGNAGE
  - 850 BIKE RACK
  - GEN-1 DRIVEWAY DETAIL
  - GEN-3A CITY OF LEE'S SUMMIT ADA RAMP DETAIL
  - GEN-4 CG-1 CONCRETE CURB AND GUTTER

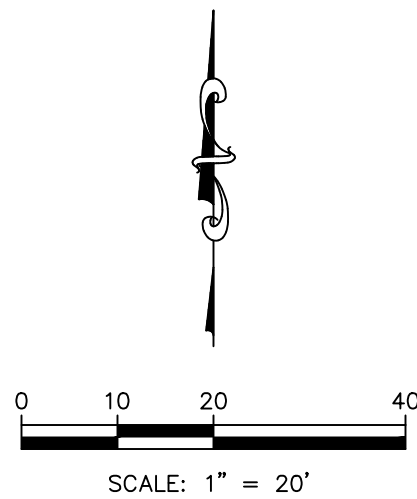
- NOTES:
- 4A OUTDOOR DINING AREA
  - 48 OUTDOOR DINING CANOPY
  - 5H TRASH ENCLOSURE (SEE ARCH PLANS)
  - 7H LIGHT POLE (SEE PHOTOMETRIC PLAN)
  - 9A MENU BOARD CANOPY (SEE ARCH PLANS)
  - 9B DRIVE-THRU MENU BOARD (SEE ARCH PLANS)
  - 9C DRIVE-THRU CLEARANCE SIGN (SEE ARCH PLANS)
  - 12J STOP BAR
  - 12K PARKING LOT STRIPING
  - 12L TRAFFIC ARROW
  - 12M DASHED DRIVE-THRU STRIPING
  - 12N MERGE ARROW STRIPING
  - 14 TEMPORARY ASPHALT CURB
  - 16 MONUMENT SIGN
  - 43 ELECTRIC METER (SEE UTILITY PLAN)
  - 44 SWITCH GEAR (SEE UTILITY PLAN)
  - 45 TRANSFORMER PAD (SEE UTILITY PLAN)
  - 46 WATER METER (SEE UTILITY PLAN)
  - 47 GAS METER (SEE UTILITY PLAN)
  - 51 CLEAN-OUT (SEE UTILITY PLAN)
  - 52 GREASE INTERCEPTOR (SEE UTILITY PLAN)
  - 53 SAMPLING WELL (SEE UTILITY PLAN)
  - 60 CURB INLET (SEE GRADING PLAN)
  - 61 NYLOPLAST STRUCTURE (SEE GRADING PLAN)
  - 62 TRENCH DRAIN (SEE GRADING PLAN)

- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  - ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
  - ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

STATE OF MISSOURI RANDALL C. PURDUE Professional Engineer NUMBER PE-2022026740 11/17/20		REV	DATE	DESCRIPTION
1	11-17-25	REVISED PER CITY COMMENTS		
0	10-16-25	PERMIT SET		
RANDALL C. PURDUE ENGINEER MO # PE-2022026740		CIVIL CONSTRUCTION PLANS SITE PLAN		
2319 N. JACKSON   P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 TEL: (785) 762-5040 jce@kvweng.com   www.kvweng.com		SMALLS SLIDERS SW JEFFERSON CROSSING LEE'S SUMMIT, MISSOURI		
KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25		PROJ. NO. A25D2009 DESIGNER RCP DRAWN BY JP CFN 2009SP SHEET C-3 REV 1		



NOTE:  
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.  
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4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.  
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.



COORDINATE TABLE			
◇	NORTHING	EASTING	DESCRIPTION
1	995520.26	2823452.03	BOU
2	995426.81	2823397.84	BOU
3	995433.56	2823249.17	BOU
4	995595.97	2823163.67	BOU
5	995587.55	2823385.22	BOU
6	995635.24	2823398.59	BOU
7	995478.80	2823363.36	BLDG
8	995462.90	2823362.76	BLDG
9	995464.80	2823312.71	BLDG
10	995471.79	2823312.98	BLDG
11	995472.38	2823297.41	BLDG
12	995481.29	2823297.75	BLDG
13	995604.50	2823460.07	ER
14	995608.55	2823445.63	RP
15	995622.99	2823449.68	ER
16	995623.53	2823447.75	ER
17	995609.09	2823443.70	RP
18	995613.14	2823429.26	ER
19	995448.59	2823383.12	ER
20	995452.78	2823368.20	RP
21	995437.29	2823367.61	ER
22	995440.38	2823286.29	ER
23	995455.87	2823286.88	RP
24	995446.43	2823274.59	ER
25	995520.48	2823217.72	ER
26	995529.92	2823230.02	RP
27	995531.11	2823214.56	ER
28	995573.00	2823217.78	ER
29	995571.81	2823233.24	RP
30	995587.30	2823233.83	ER
31	995581.60	2823383.77	ER
32	995591.09	2823384.13	RP
33	995588.53	2823393.28	ER
34	995661.86	2823413.84	PI
35	995651.62	2823451.27	ER
36	995666.09	2823455.23	RP
37	995665.40	2823470.22	ER
38	995558.34	2823380.19	ER
39	995551.78	2823380.03	ER
40	995551.89	2823375.53	RP
41	995547.40	2823375.36	ER
42	995547.53	2823371.97	ER
43	995552.02	2823372.14	RP
44	995552.19	2823367.64	ER
45	995565.18	2823368.14	PI
46	995568.64	2823277.20	PI
47	995547.65	2823276.41	ER
48	995547.75	2823273.91	RP
49	995545.25	2823273.81	ER
50	995545.85	2823257.97	PI

COORDINATE TABLE			
◇	NORTHING	EASTING	DESCRIPTION
51	995529.86	2823257.39	PI
52	995529.43	2823268.71	ER
53	995526.93	2823268.61	RP
54	995526.84	2823271.11	ER
55	995508.75	2823270.42	ER
56	995508.81	2823268.93	RP
57	995507.89	2823267.74	ER
58	995531.41	2823249.68	ER
59	995543.28	2823265.14	RP
60	995544.78	2823245.70	ER
61	995550.08	2823246.11	ER
62	995548.58	2823265.55	RP
63	995568.07	2823266.29	ER
64	995567.73	2823275.17	PI
65	995571.71	2823275.32	PI
66	995568.07	2823371.06	ER
67	995558.58	2823370.70	RP
68	995519.62	2823368.79	ER
69	995519.30	2823377.45	ER
70	995514.80	2823377.28	RP
71	995513.59	2823381.61	ER
72	995465.74	2823368.25	ER
73	995466.95	2823363.91	RP
74	995462.46	2823363.74	ER
75	995464.83	2823301.10	ER
76	995479.32	2823301.65	RP
77	995470.49	2823290.15	ER
78	995480.81	2823282.23	PI
79	995483.86	2823286.19	PI
80	995500.22	2823273.62	PI
81	995505.76	2823272.77	EC
82	995502.23	2823365.75	PI
83	995517.22	2823366.31	ER
84	995517.12	2823368.81	RP
85	995652.34	2823461.22	RAMP
86	995619.72	2823455.63	RAMP
87	995492.65	2823395.47	RAMP
88	995497.78	2823377.18	RAMP
89	995513.72	2823366.18	RAMP

BOU = BOUNDARY CORNER  
BLDG = BUILDING CORNER  
RP = RADIUS POINT  
PI = POINT OF INTERSECTION  
ER = END RADIUS  
EC = END OF CURB

**SMALLS SLIDERS**  
**SW JEFFERSON CROSSING**  
**LEE'S SUMMIT, MISSOURI**  
**CIVIL CONSTRUCTION PLANS**  
**DIMENSION PLAN**

PROJ. NO.		A2502009	
DESIGNER	RCP	DRAWN BY	JP
CFN		2009DIM	
SHEET	C-4	REV	1

2319 N. JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
TEL: (785) 762-5040  
j@kaveg.com | www.kaveg.com

**KV**

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.  
EXPIRES 12/31/25

STATE OF MISSOURI  
RANDALL C. PURDUE  
Professional Engineer  
NUMBER  
PE-2022026740  
11/17/20

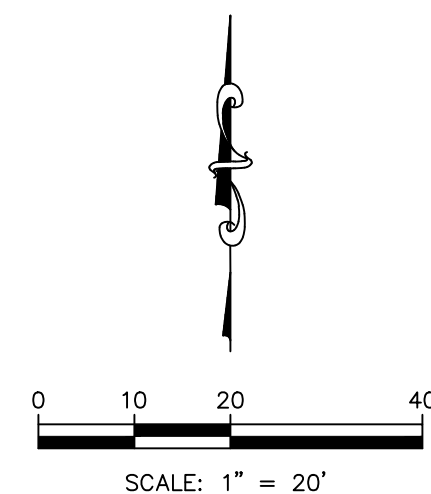
RANDALL C. PURDUE  
ENGINEER  
MO # PE-2022026740

REV	DATE	DESCRIPTION
1	11-17-25	REVISED PER CITY COMMENTS
0	10-16-25	PERMIT SET

	RCP	CHK
	JP	DWN
	RCP	
	RCP	

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.





29.95 SPOT ELEVATION (ADD 1000),  
X TOP OF PAVEMENT

31.50 TOP OF CURB (ADD 1000)  
31.00 FLOWLINE OF CURB (ADD 1000)

 FLOW DIRECTION

FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

— 1027 — 1' CONTOUR INTERVALS PER OLDHAM VILLAGE PHASE I PLANS

 NOTES:

21C MATCH PAVEMENT ELEVATIONS CONSTRUCTED  
W/ OLDDHAM VILLAGE DEVELOPMENT PHASE I  
24 GRADE TRASH ENCLOSURE TO DRAIN

GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX BETWEEN 10 AND 25, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN THREE INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS AND THE GEOTECHNICAL REPORT DATED MAY 30, 2025 BY KAW VALLEY ENGINEERING. LVC SHALL BE PLACED 12" BELOW THE BUILDING SLAB AND 8" BELOW PAVEMENT. A MAJORITY OF THE LVC SHALL BE 20% OR MORE SOLID EMBANKMENT. THE LVC SHALL BE MADE UP OF LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH FINER MATERIALS. EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. ROCK LARGER THAN THREE FEET IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE ENGINEER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE, STRAW WATTLES OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

15. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED STANDARD SITEWORK SPECIFICATIONS.

16. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS

17. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMP, TRUCK DOCK, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

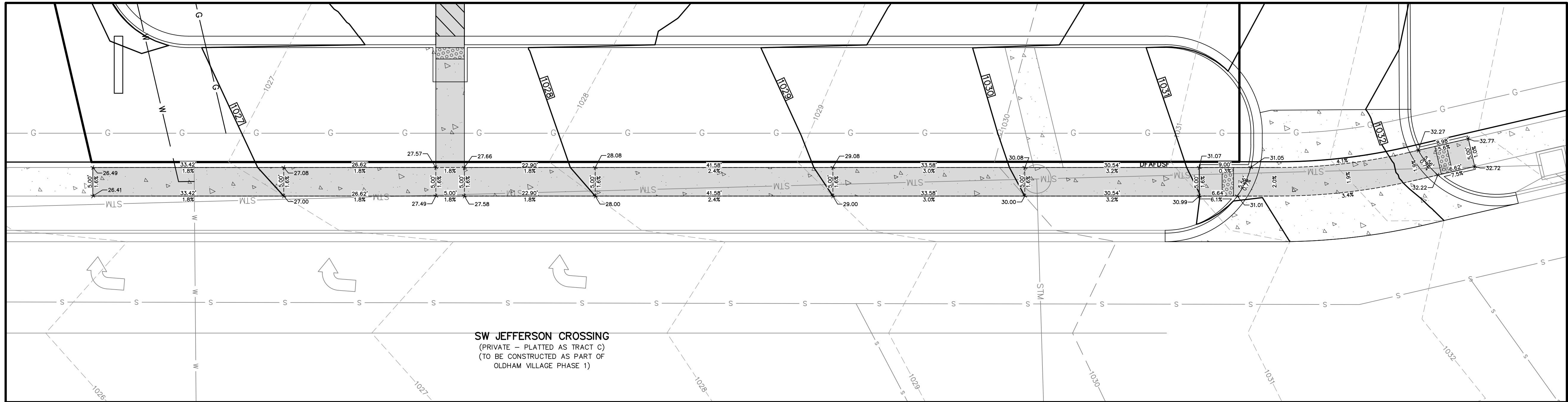
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACT DOCUMENTS.

SEE SHEET C-6 FOR STORM  
SEWER PLAN & PROFILES

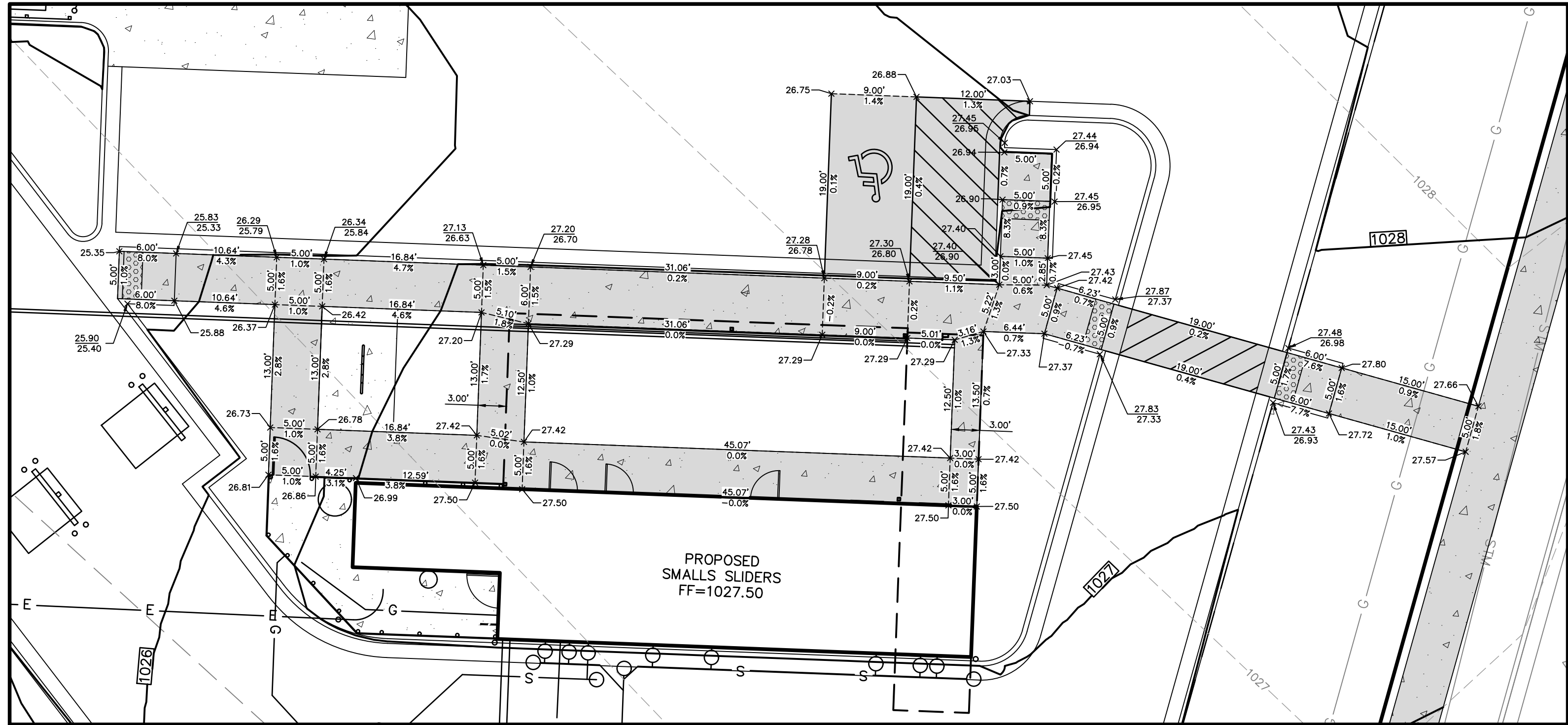
IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES HEREON AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

[illegible]

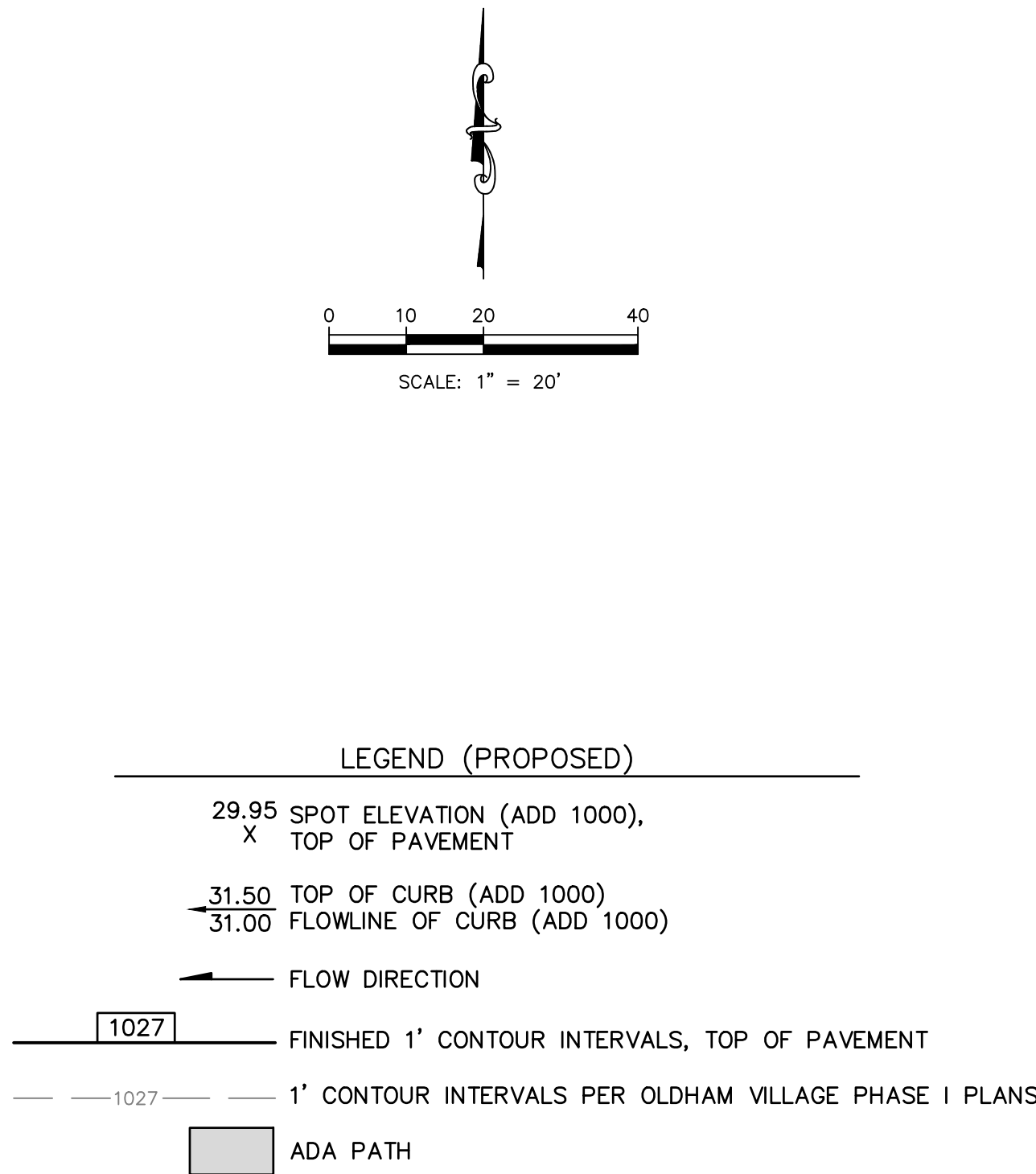




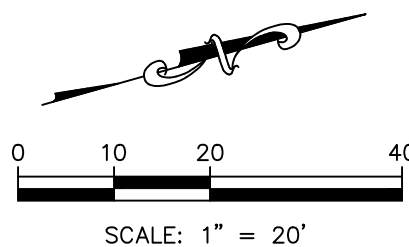
ENLARGED VIEW 1 - ADA ROUTE



ENLARGED VIEW 2 - ADA ROUTE



SHEET ADDED



**SMALLS SLIDERS**  
**SW JEFFERSON CROSSING**  
**LEE'S SUMMIT, MISSOURI**  
**CIVIL CONSTRUCTION PLANS**  
**GRADING PLAN**

PROJ. NO.	A2502009
DESIGNER	RCP
CFN	JP
SHEET	2009GP
C-5A	REV
1	1

**K&W KAW VALLEY ENGINEERING**  
2319 N. JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
TEL: (785) 762-5040  
jcp@kvw.com | www.kvw.com  
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/25

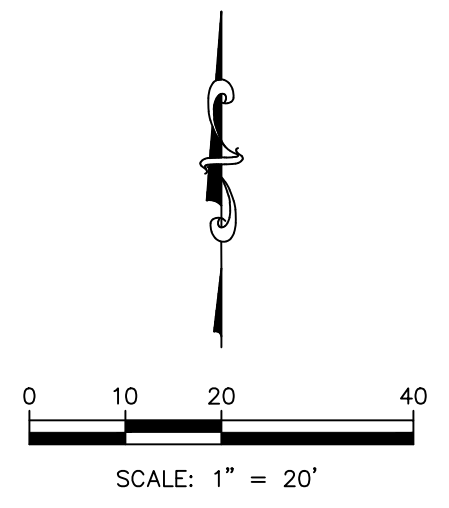
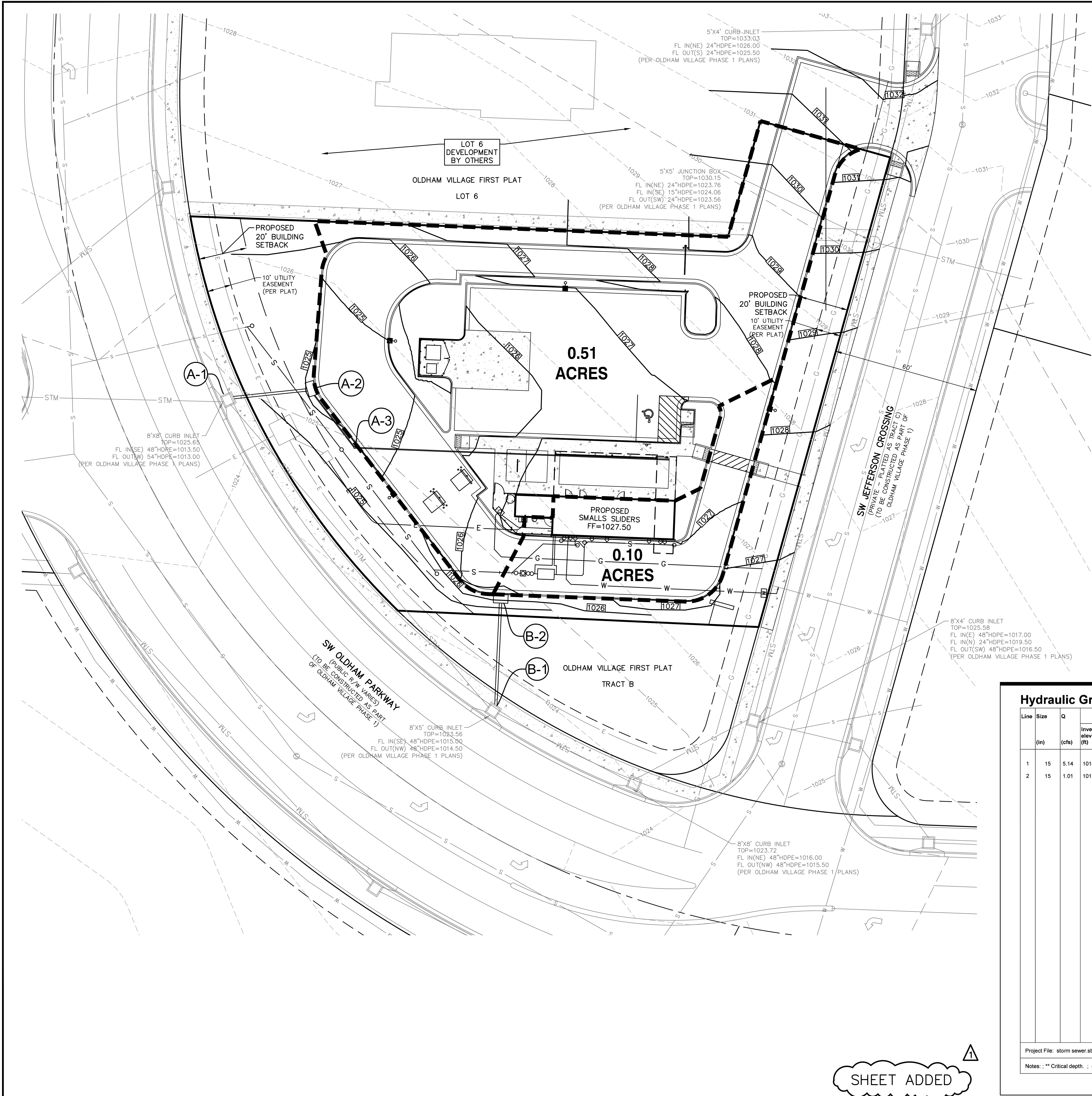
RANDALL C PURDUE  
ENGINEER  
MO # PE-2022026740



REV	DATE	DESCRIPTION
1	11-17-25	REVISED PER CLIENT COMMENTS

	RCP	CHK
	JP	DWN
	RCP	DSN





LEGEND (PROPOSED)

--- DRAINAGE AREA BOUNDARY

(A-2) STRUCTURE IDENTIFIER

Hydraulic Grade Line Computations																						
Line	Size	Q	Downstream								Len	Upstream								Check		Minor loss
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)	
1	15	5.14	1014.25	1014.89	0.64	0.63	8.14	0.44	1015.33	0.000	32.000	1014.89	1015.81	0.92**	0.97	5.32	0.44	1016.25	0.000	0.000	n/a	0.44
2	15	1.01	1015.00	1015.35	0.35	0.28	3.58	0.14	1015.49	0.000	43.000	1015.86	1016.25	0.39**	0.33	3.04	0.14	1016.40	0.000	0.000	n/a	0.14

Project File: storm sewer.stm

Number of lines: 2

Run Date: 5/15/2025

Notes: ; \*\* Critical depth. ; c = cir e = ellip b = box

Storm Sewers v2021.00

SHEET ADDED

PROJ. NO. A2502009

DESIGNER RCP

CFN

SHEET C-5B

DRAWN BY JP

REV

SMALLS SLIDERS

SW JEFFERSON CROSSING

LEE'S SUMMIT, MISSOURI

CIVIL CONSTRUCTION PLANS

DRAINAGE AREA MAP

PROF. SEAL

RANDALL C. PURDUE

ENGINEER

MO # PE-2022026740

REV

DATE

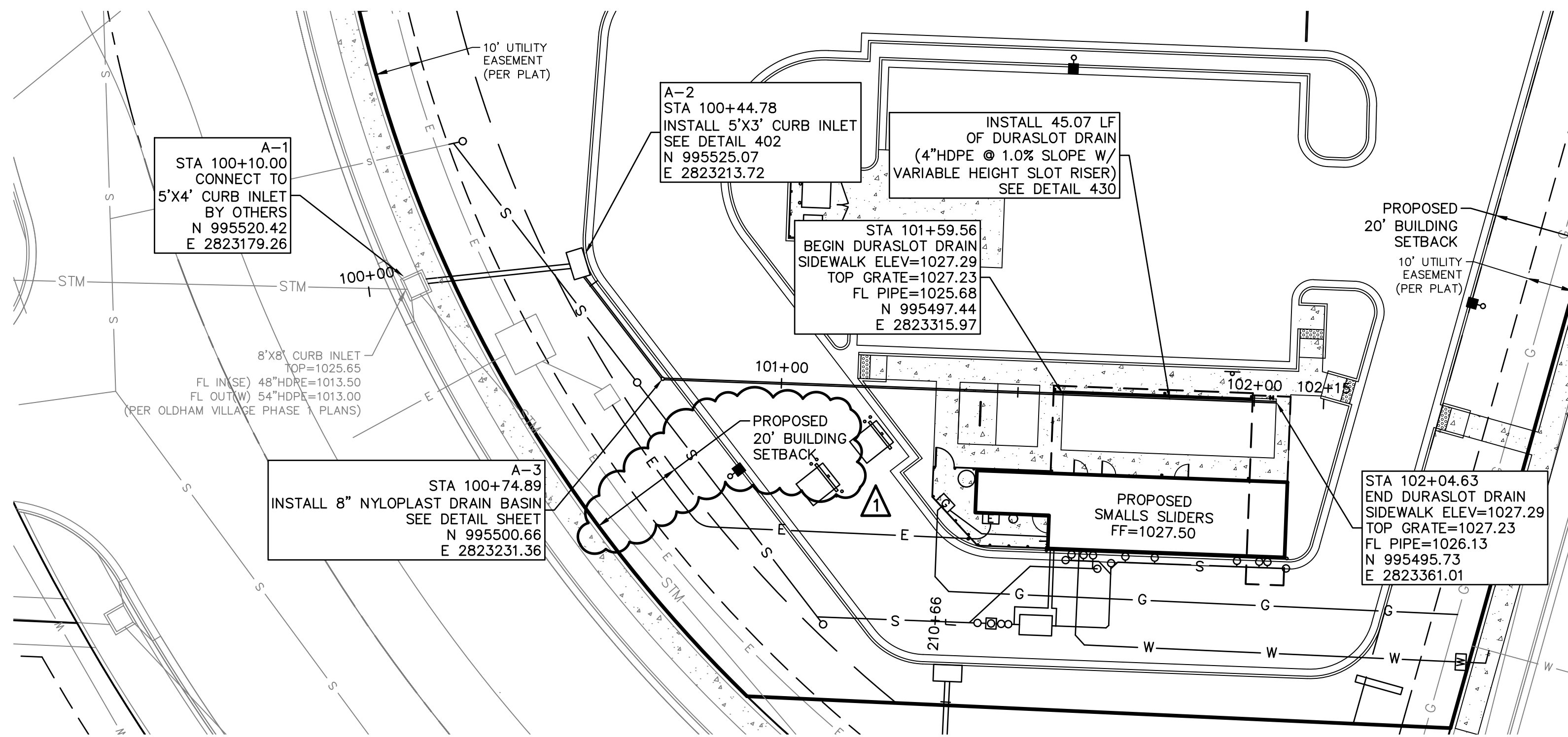
DESCRIPTION

RCP

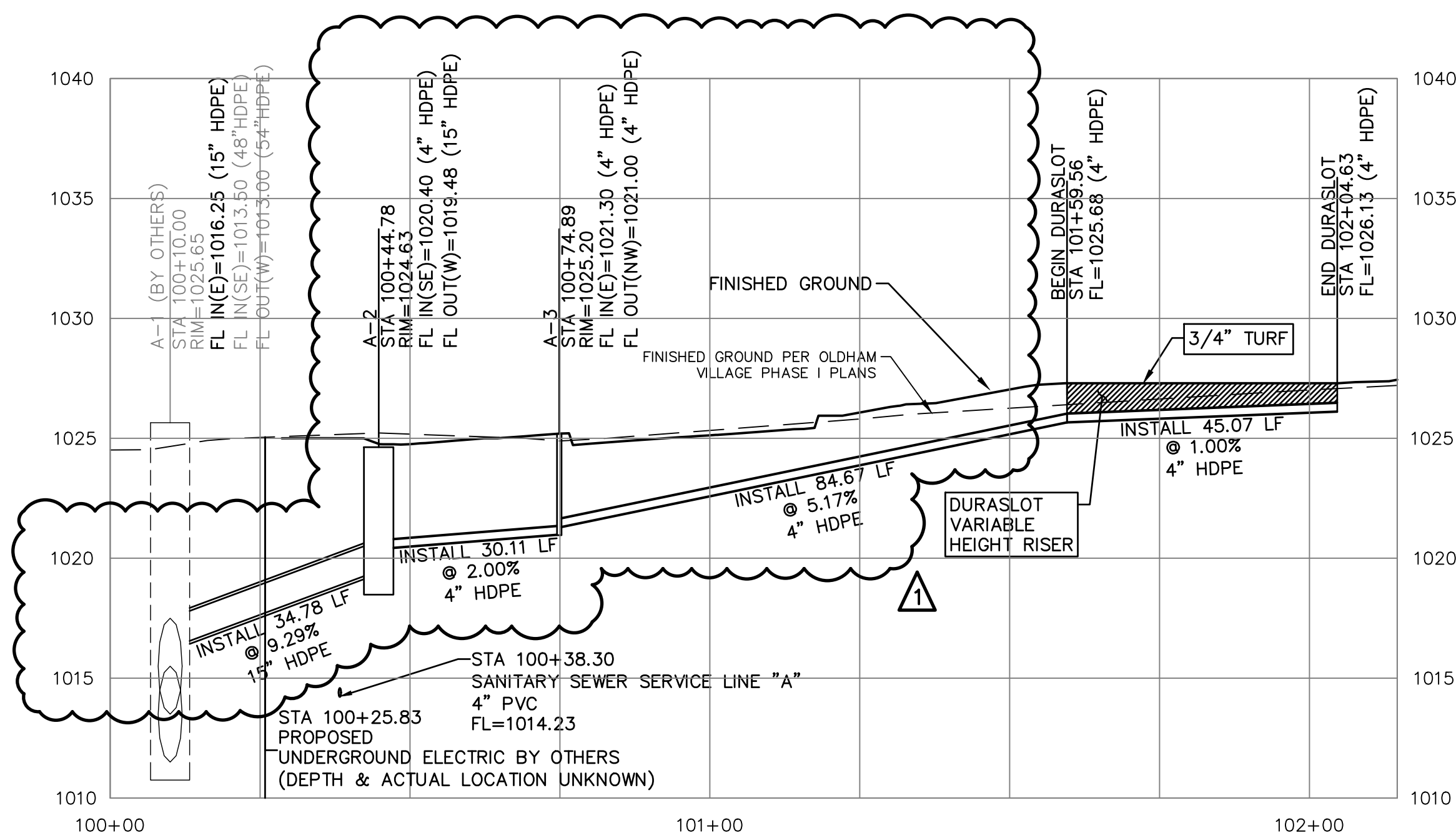
JP

CHK

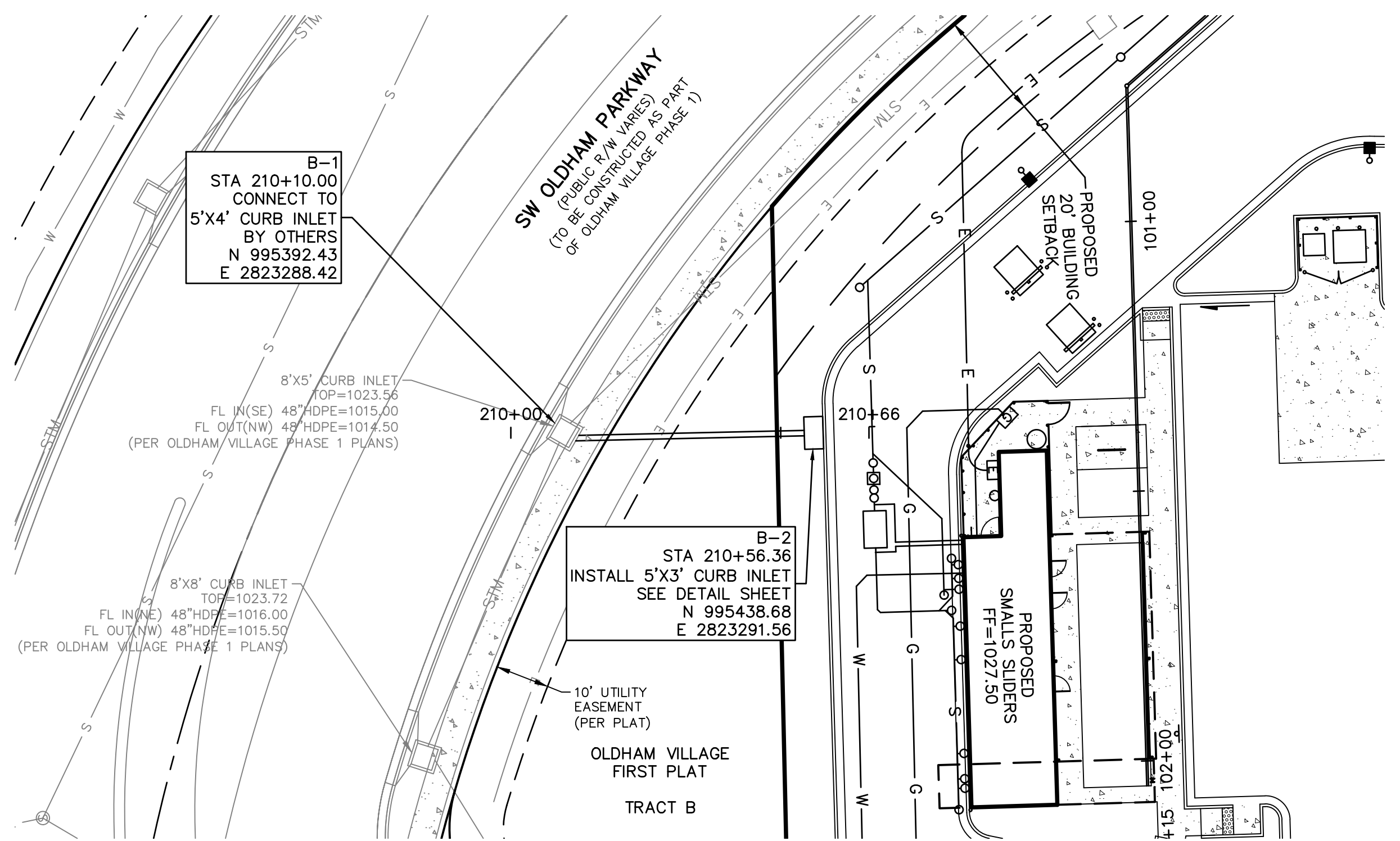




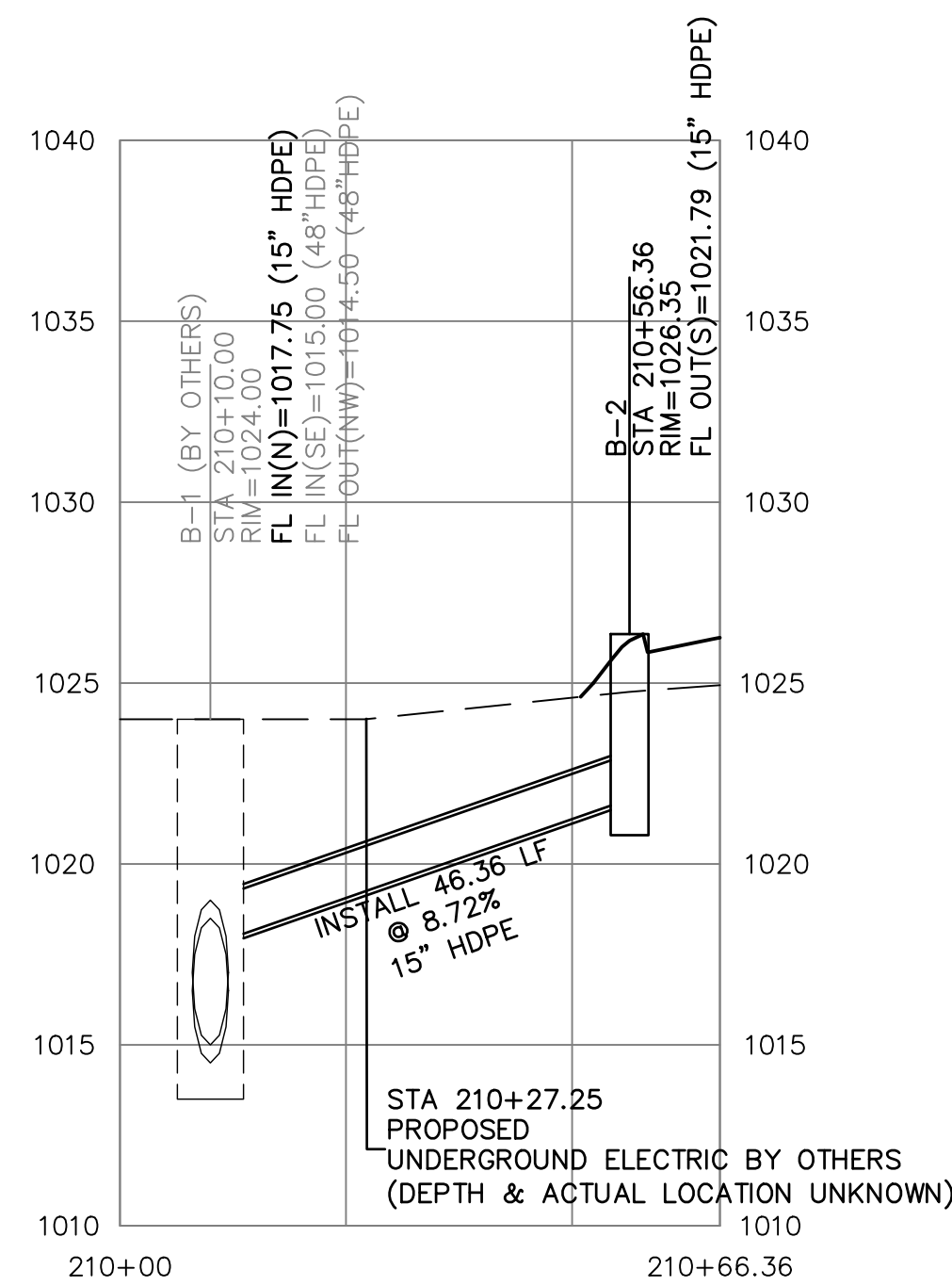
SCALE:  
PLAN: 1" = 20'  
PROFILE: 1" = 20' HORIZ.  
1" = 5' VERT.



STORM SEWER LINE "A"



SCALE:  
PLAN: 1" = 20'  
PROFILE: 1" = 20' HORIZ.  
1" = 5' VERT.



STORM SEWER LINE "B"

REV	DATE	DESCRIPTION	CHK
1	11-17-25	REVISED PER CITY COMMENTS	RCP
0	10-16-25	PERMIT SET	JP
			DSN
			CHK

STATE OF MISSOURI

RANDALL C. PURDUE

Professional Engineer

NUMBER 0117120

PE-2022026740

RANDALL C. PURDUE

ENGINEER

MO # PE-2022026740

2319 N. JACKSON | P.O. BOX 1304

JUNCTION CITY, KANSAS 66441

PH: (785) 762-5040

www.kawvalley.com | www.kawvalley.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.

EXPIRES 12/31/25

SMALLS SLIDERS

SW JEFFERSON CROSSING

LEE'S SUMMIT, MISSOURI

CIVIL CONSTRUCTION PLANS

STORM SEWER LINE A & B PLAN & PROFILE

PROJ. NO. A2502009

DESIGNER RCP

DRAWN BY JP

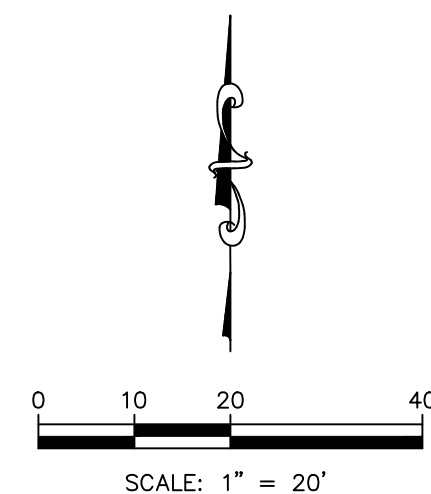
CFN 2009DPP

SHEET C-6


REV 1

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



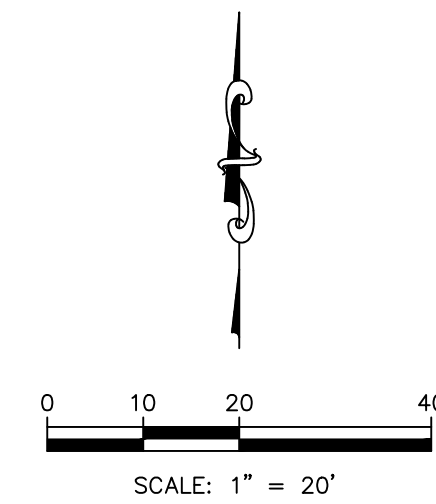



1. PROPERTY LINE IS LIMITS OF CONSTRUCTION AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED USING MULCH OR EQUIVALENT STABILIZING BMP, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
25. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.

- 
 DETAILS - SEE DETAIL SHEETS  
 FOR THE FOLLOWING DETAILS
- |        |                       |
|--------|-----------------------|
| ESC-01 | CONSTRUCTION ENTRANCE |
| ESC-03 | SILT FENCE            |
| ESC-06 | CURB INLET PROTECTION |

<b>SMALLS SLIDERS</b> <b>SW JEFFERSON CROSSING</b> <b>LEE'S SUMMIT, MISSOURI</b>		PROJ. NO. <b>A25D2009</b>	
		DESIGNER <b>RCP</b>	DRAWN BY <b>JP</b>
CFN <b>2009ECP</b>		REV <b>1</b>	
SHEET <b>C-7</b>		REV <b>1</b>	

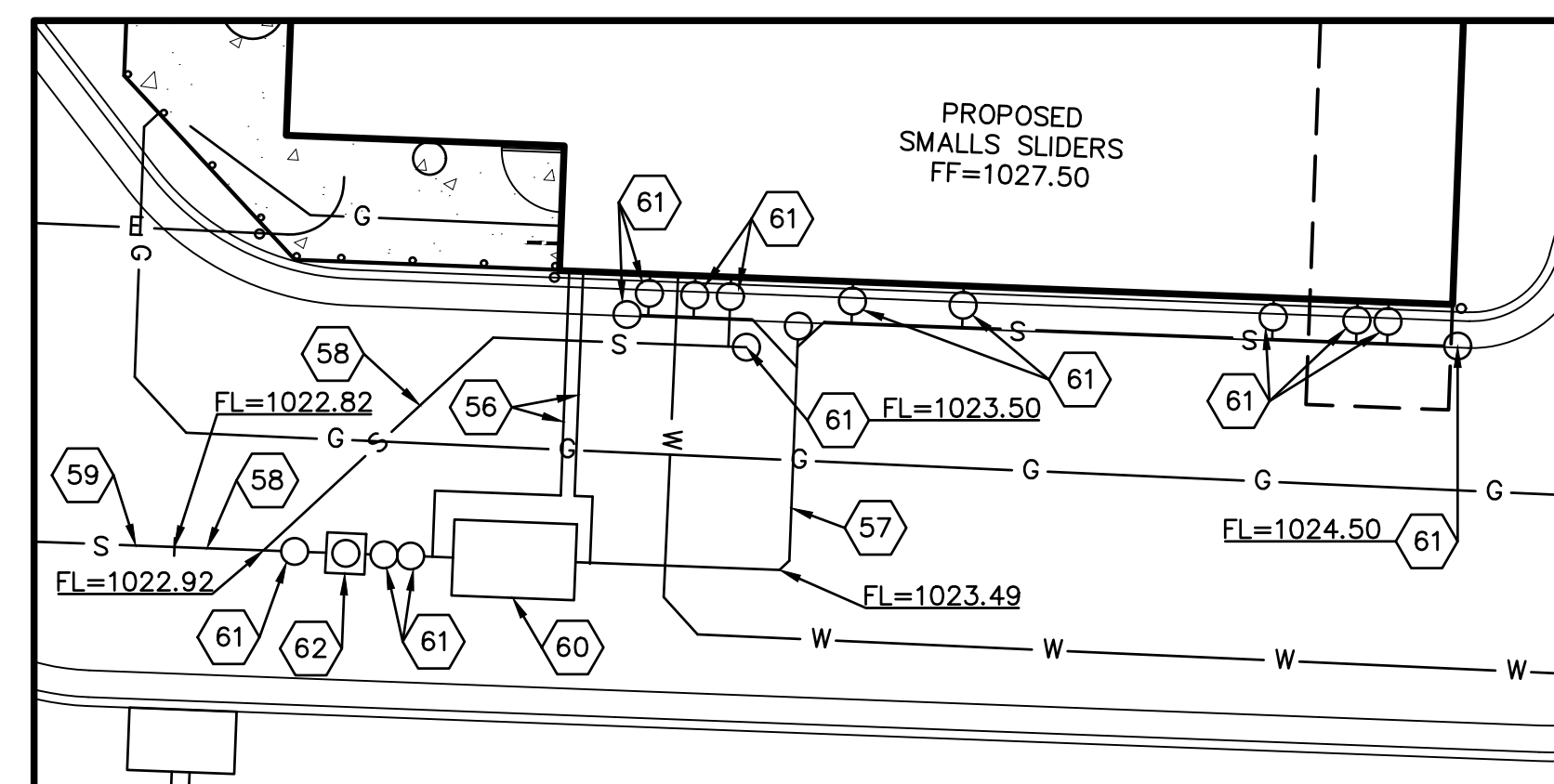





 DETAILS - SEE DETAIL SHEETS  
 FOR THE FOLLOWING DETAILS

206	TRENCH & BEDDING DETAILS
WAT-11	WATER SERVICE CONNECTION WITH METER WELL

- NOTES:
- 17A POINT OF CONNECTION - GAS SERVICE (COORDINATE W/ SPIRE)  
17B GAS SERVICE (BY SPIRE)  
17C GAS METER  
18A POINT OF CONNECTION - ELECTRIC SERVICE (COORDINATE W/ EVERGY)  
19B UNDERGROUND POWER PER EVERGY  
19C SWITCHGEAR BY EVERGY  
19D TRANSFORMER BY EVERGY  
19E ELECTRIC METER  
20B 1" DOMESTIC TYPE "K" COPPER WATER LINE INSTALLED BY CONTRACTOR  
20D PUBLIC FIRE HYDRANT PER OLDHAM VILLAGE PHASE I PLANS  
21 2" VENT PIPING (SEE MEP PLANS)  
57 4" GREASE WASTE SERVICE LINE (SEE MEP PLANS)  
58 4" SANITARY SEWER SERVICE LINE (SEE MEP PLANS)  
59 4" SANITARY SEWER SERVICE LINE (SEE SANITARY SEWER SERVICE LINE PLAN & PROFILE)  
60 GREASE INTERCEPTOR (SEE MEP PLANS)  
61 CLEAN-OUT (SEE MEP PLANS)  
61A CLEAN-OUT (SEE SANITARY SEWER SERVICE LINE PLAN & PROFILE)  
62 SAMPLING PORT (SEE MEP PLANS)



**ENLARGED VIEW**  
SCALE: 1" = 10'

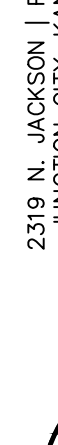

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

WATER AND SEWER MAINS ARE TO BE  
CONSTRUCTED AS PART OF OLDHAM  
VILLAGE PHASE I.

SEE SHEET C-9 FOR SANITARY  
SEWER SERVICE LINE PLAN & PROFILE

<b>SMALLS SLIDERS</b> <b>SW JEFFERSON CROSSING</b> <b>LEE'S SUMMIT, MISSOURI</b>	<b>CIVIL CONSTRUCTION PLANS</b> <b>UTILITY PLAN</b>				2319 N. JACKSON   P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5040 jve@kveeng.com   www.kveeng.com									
	PROJ. NO. <b>A25D2009P</b>		DESIGNER <b>RCP</b>		DRAWN BY <b>JP</b>		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS	
	CFN <b>2009UP</b>		SHEET <b>C-8</b>		REV <b>1</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>	
	SHEET <b>C-8</b>		REV <b>0</b>		DATE <b>10-16-25</b>		DATE <b>10-16-25</b>		DATE <b>10-16-25</b>		DATE <b>10-16-25</b>		DATE <b>10-16-25</b>	
	SHEET <b>C-8</b>		REV <b>1</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>		DATE <b>11-17-25</b>	

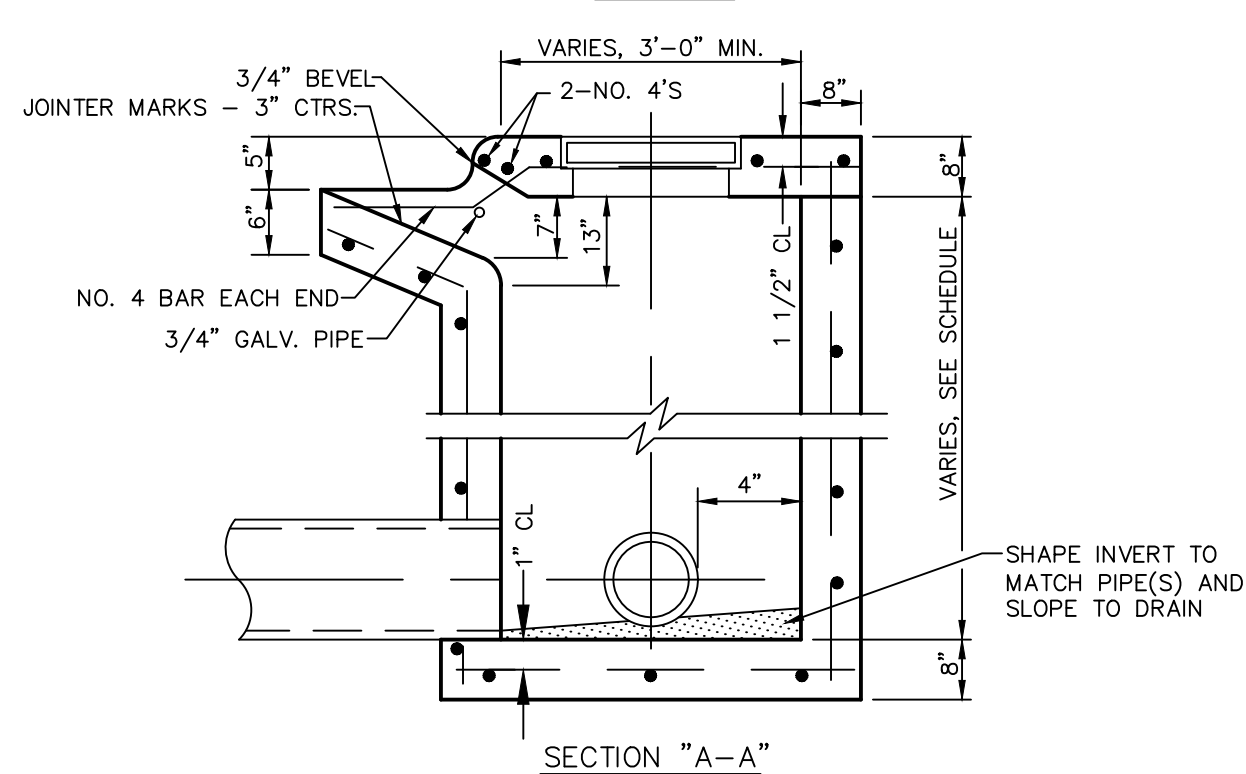
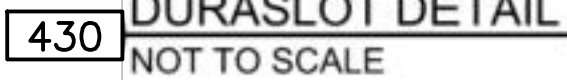
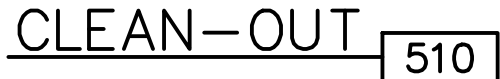
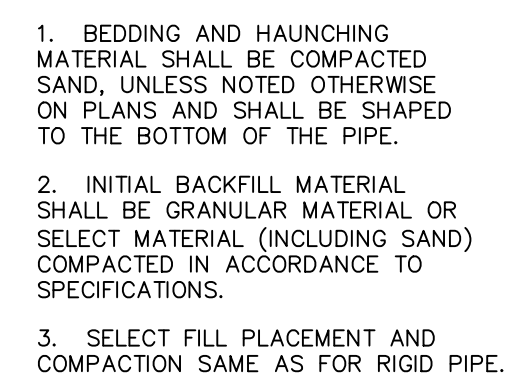




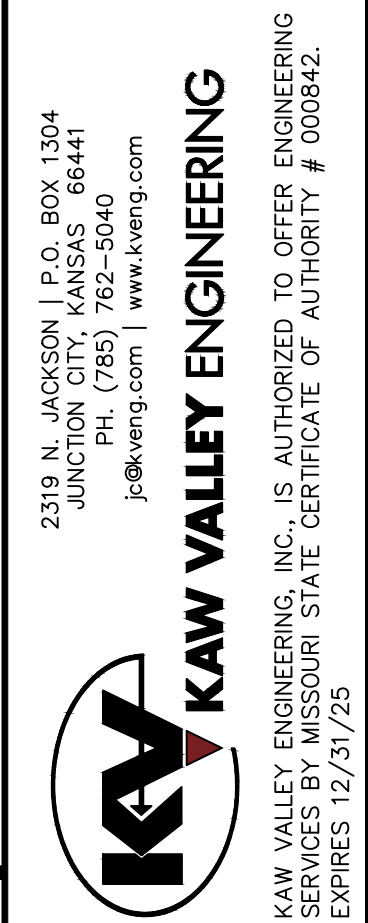
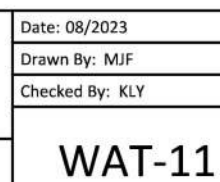






CURB INLET 402

## 206



**SMALLS SLIDERS**  
SW JEFFERSON CROSSING  
LEE'S SUMMIT, MISSOURI

**CIVIL CONSTRUCTION PLANS**  
**DETAIL SHEET**

PROJ. NO.		A25D2009	
DESIGNER		DRAWN BY	
RCP		JP	
CFN			
2009DET			
SHEET		REV	
C-11		1	







