JOHN KNOX VILLAGE MEADOWS

PHASE III - NORTH

LEE'S SUMMIT, MO

FINAL DEVELOPMENT PLAN SUBMISSION

DATE: MARCH 13, 2026

COMM. NO. 25116.00

DRAWING INDEX

COVER SHEET
- T1a — COVER SHEET

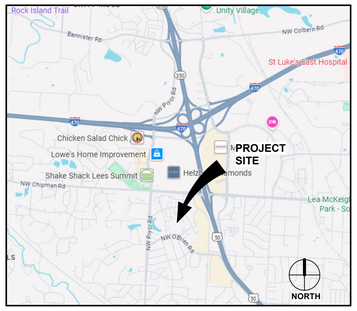
CIVIL
- C1.0 — DEMOLITION PLAN
- C2.0 — SITE PLAN
- C2.1 — DIMENSION PLAN
- C3.0 — GRADING PLAN
- C3.1 — DETAILED GRADING PLAN
- C4.0 — PRE-CONSTRUCTION EROSION CONTROL PLAN
- C4.1 — MID-CONSTRUCTION EROSION CONTROL PLAN
- C4.2 — POST-CONSTRUCTION EROSION CONTROL PLAN
- C5.0 — UTILITY PLAN
- C5.1 — PROPOSED DRAINAGE MAP & CALCULATIONS
- C5.2 — STORM PLAN & PROFILE
- C5.3 — ROOF DRAIN PLAN
- C6.0 — CONSTRUCTION DETAILS
- C6.1 — CONSTRUCTION DETAILS 2
- C6.2 — CONSTRUCTION DETAILS 3
- C6.3 — CONSTRUCTION DETAILS 4

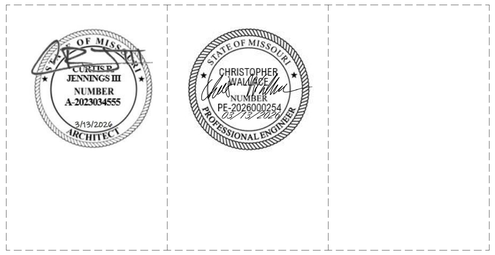
LANDSCAPE
- L1.0 — LANDSCAPE PLAN

ARCHITECTURE
- A1.0a — SITE PLAN
- A1.3a — GARAGE OVERALL PLAN
- A1.4a — SECOND FLOOR OVERALL PLAN
- A1.5a — THIRD FLOOR OVERALL PLAN
- A1.6a — FOURTH FLOOR OVERALL PLAN
- A1.7a — FIFTH FLOOR OVERALL PLAN
- A1.9a — ROOF PLAN
- A5.1a — EXTERIOR ELEVATIONS
- A5.1b — EXTERIOR ELEVATIONS COLOR
- A5.2a — EXTERIOR ELEVATIONS
- A5.2b — EXTERIOR ELEVATIONS COLOR
- A5.3a — EXTERIOR ELEVATIONS
- A5.3b — EXTERIOR ELEVATIONS COLOR

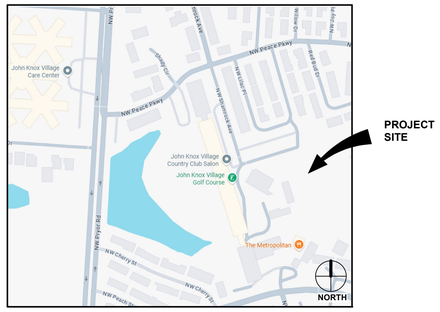
ELECTRICAL
- ES1.1 — SITE PLAN - ELECTRICAL

VICINITY MAP





LOCATION MAP



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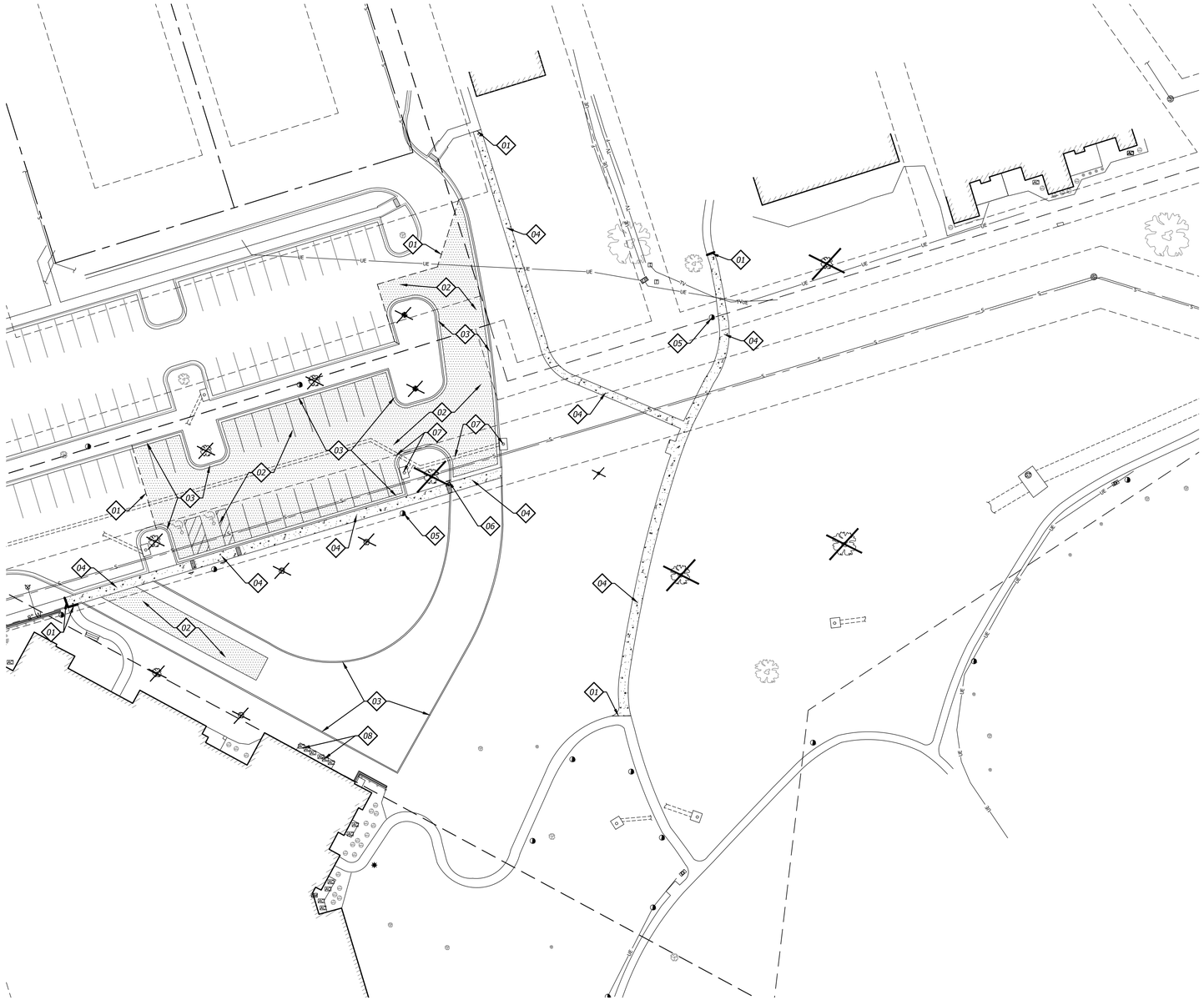
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DEMOLITION GENERAL NOTES

1. Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
2. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
3. The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
4. The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
5. It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
6. The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
7. All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
8. All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
9. All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.

00 DEMOLITION NOTES

01 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.

02 REMOVE & DISPOSE OF EXISTING ASPHALT.

03 REMOVE & DISPOSE OF EXISTING CURB.

04 REMOVE & DISPOSE OF CONCRETE SIDEWALK.

05 REMOVE & RELOCATE EXISTING LIGHT POLE AND FIXTURE.

06 EXISTING SIGN TO BE REMOVED.

07 REMOVE & DISPOSE OF EXISTING STORM INLET AND PIPING.

08 EXISTING HVAC UNITS TO BE RELOCATED. REFER TO MECHANICAL PLANS.

DEMOLITION LEGEND

SAW CUT LINE

ASPHALT PAVEMENT TO BE REMOVED

CONCRETE SIDEWALK TO BE REMOVED

ASPHALT PAVEMENT TO BE MILLED & OVERLAYED

EXISTING TREE TO BE REMOVED

N

GRAPHIC SCALE

30 0 30

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STATE OF MISSOURI
ERIC BYRD
03/13/2026
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

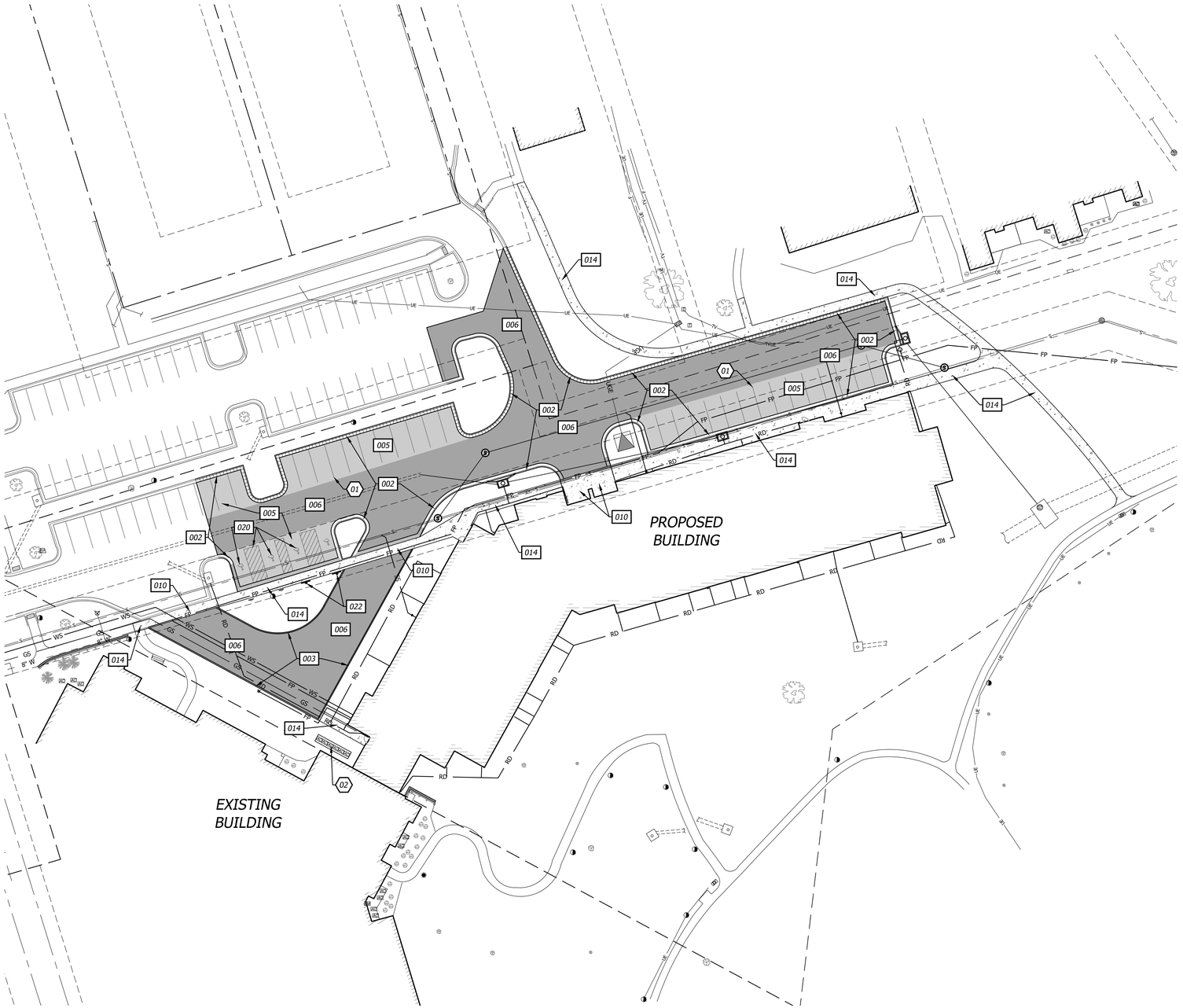
DRAWING TITLE

DEMOLITION PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING C1.0



SITE DATA

SITE		
DISTURBED SITE AREA:	2.12	AC
	92,425	SF
EXISTING IMPERVIOUS AREA:	14,910	SF
PROPOSED IMPERVIOUS AREA:	48,690	SF
BUILDING		
BUILDING AREA:	23,788	SF
PARKING		
PARKING PROVIDED:	94	TOTAL
	47	GARAGE
	47	SURFACE
	5	HANDICAP (4 VAN)
PARKING REQUIRED:		
APARTMENT BUILDING (47 TWO-BED UNITS): (2 STALLS/UNIT)	94	
ADA STALLS: (BASED ON 94 PROVIDED PARKING)	4	

ZONING

PMIX (PLANNED MIXED USE)

OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.

00 CONSTRUCTION NOTES

01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR STRIPING.
02 RELOCATED HVAC UNITS.

000 DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C6.0-C6.1

002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
003 FIRE LANE CURB
005 LIGHT DUTY ASPHALT PAVEMENT
006 MEDIUM DUTY ASPHALT PAVEMENT
010 MEDIUM DUTY CONCRETE PAVEMENT
014 CONCRETE SIDEWALK
020 (ADA) HANDICAP PARKING STRIPING
022 (ADA) HANDICAP PARKING SIGNAGE

SITE LEGEND

(#) PARKING STALL COUNT
PROPOSED BUILDING
EXISTING BUILDING
LIGHT DUTY ASPHALT PAVEMENT
MEDIUM DUTY ASPHALT PAVEMENT
MEDIUM DUTY PCC PAVEMENT
CONCRETE SIDEWALK
FIRE LANE CURB
STANDARD CURB & GUTTER
DRY CURB & GUTTER
STANDARD ZERO HEIGHT CURB
TRANSITION CURB

N

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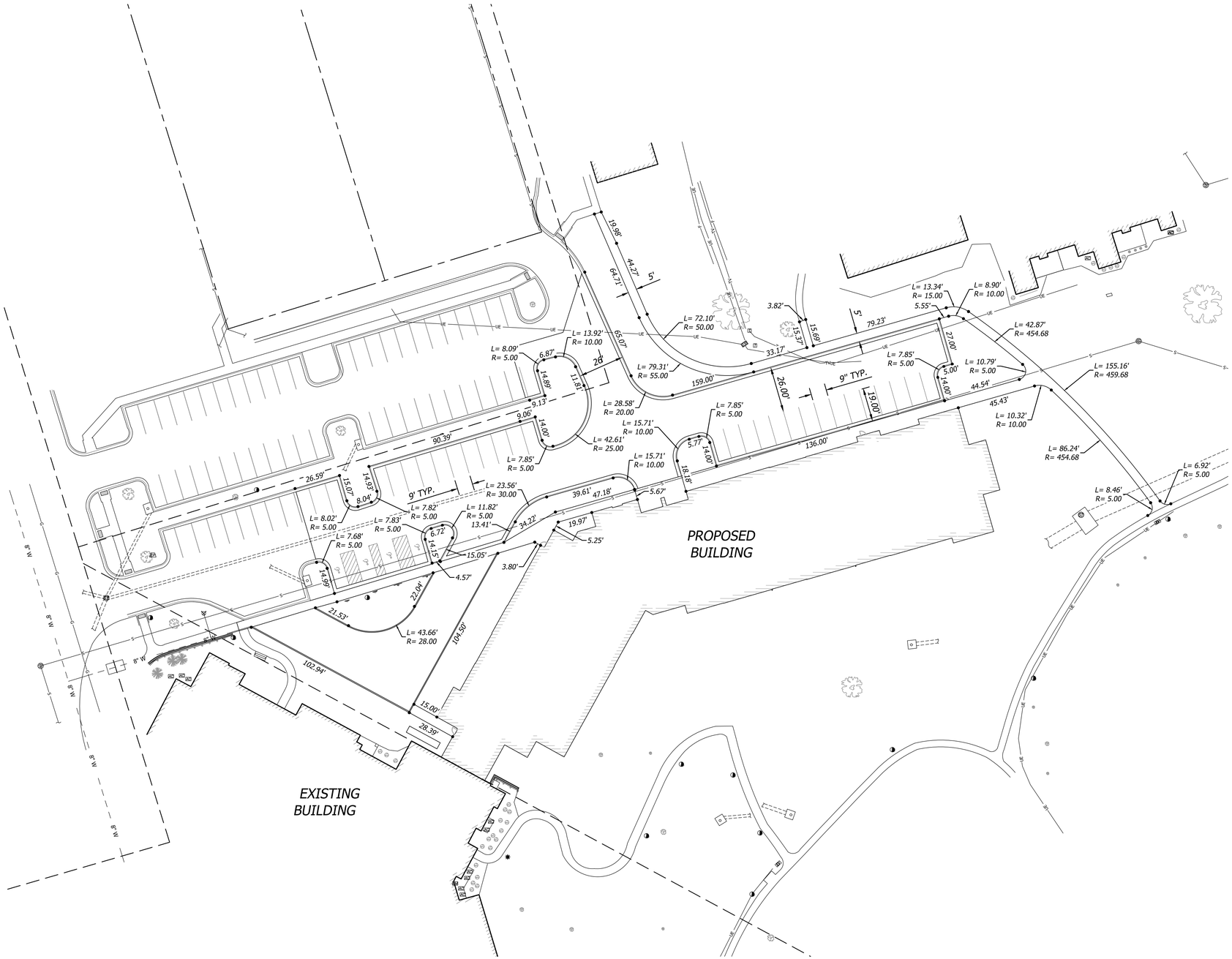
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SITE PLAN

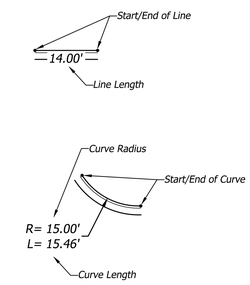
DATE: March 13, 2026
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DRAWING C2.0

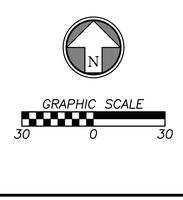
DIMENSION NOTES

1. All dimensions are to/along back of curb unless otherwise noted.



DIMENSION LEGEND





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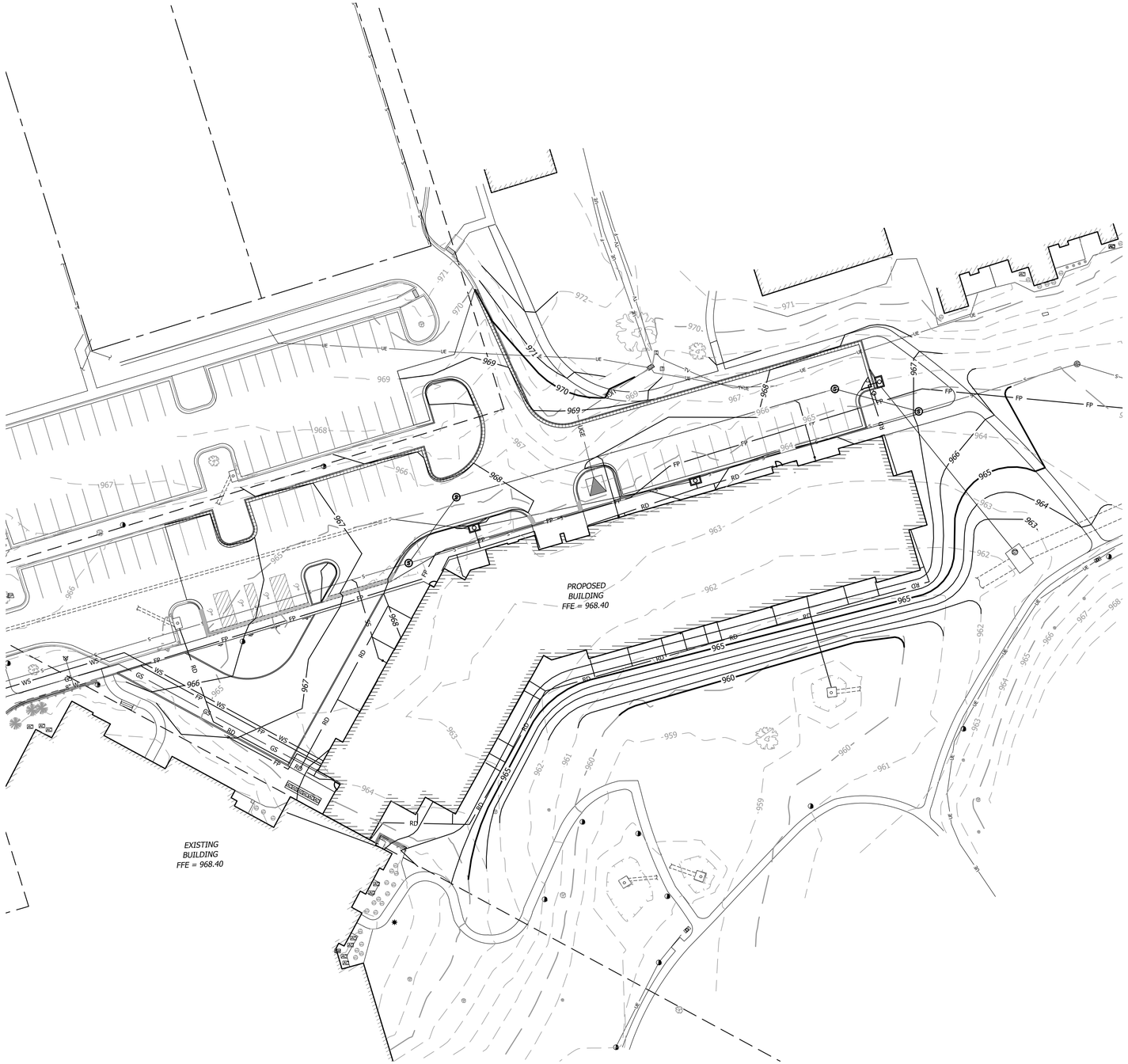
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DIMENSION PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING C2.1



GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. Finished grades shall not be steeper than 3:1.
10. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
11. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0416G
Panel No: 416 of 625
Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

PROJECT CONTROL TABLE
(NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)
(VERTICAL DATUM: NAVD88)

POINT NO.	DESCRIPTION	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
1	BM: CHISELED SQUARE CUT ON NORTHWEST CORNER OF CURB INLET	967.55'	1003612.91	2814375.17
2	BM: CHISELED SQUARE CUT ON NORTHEAST CORNER OF AREA INLET	957.19'	1003398.78	2814585.73
10	CP: 1/2" REINFORCING ROD WITH CONTROL POINT CAP	972.53'	1003748.43	2814436.46
11	CP: 1/2" REINFORCING ROD WITH CONTROL POINT CAP	966.68'	1003479.41	2814349.71
12	CP: 1/2" REINFORCING ROD WITH CONTROL POINT CAP	963.27'	1003383.16	2814525.05

GRADING LEGEND

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- 980 — EXISTING GRADE MAJOR CONTOURS
- 982 — EXISTING GRADE MINOR CONTOURS
- STANDARD CURB & GUTTER
- ROLLOVER CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

N

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30 0 30

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GRADING PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C3.0

DETAILED GRADING LEGEND

0000.00 FG	*FINISHED GRADE ELEVATION*
0000.00 TC	*TOP OF CURB ELEVATION*
0000.00 TP	*TOP OF PAVEMENT ELEVATION*
0000.00 ME	*MATCH EXISTING GRADE*
0000.00 TE	*TOP ELEVATION OF STRUCTURE*
0000.00 XX HIGH POINT	*HIGH POINT AT SPECIFIC CALLOUT*
0000.00 XX LOW POINT	*LOW POINT AT SPECIFIC CALLOUT*
1.00%	*SLOPE INDICATOR*

PROPOSED BUILDING FFE = 968.40

EXISTING BUILDING FFE = 968.40

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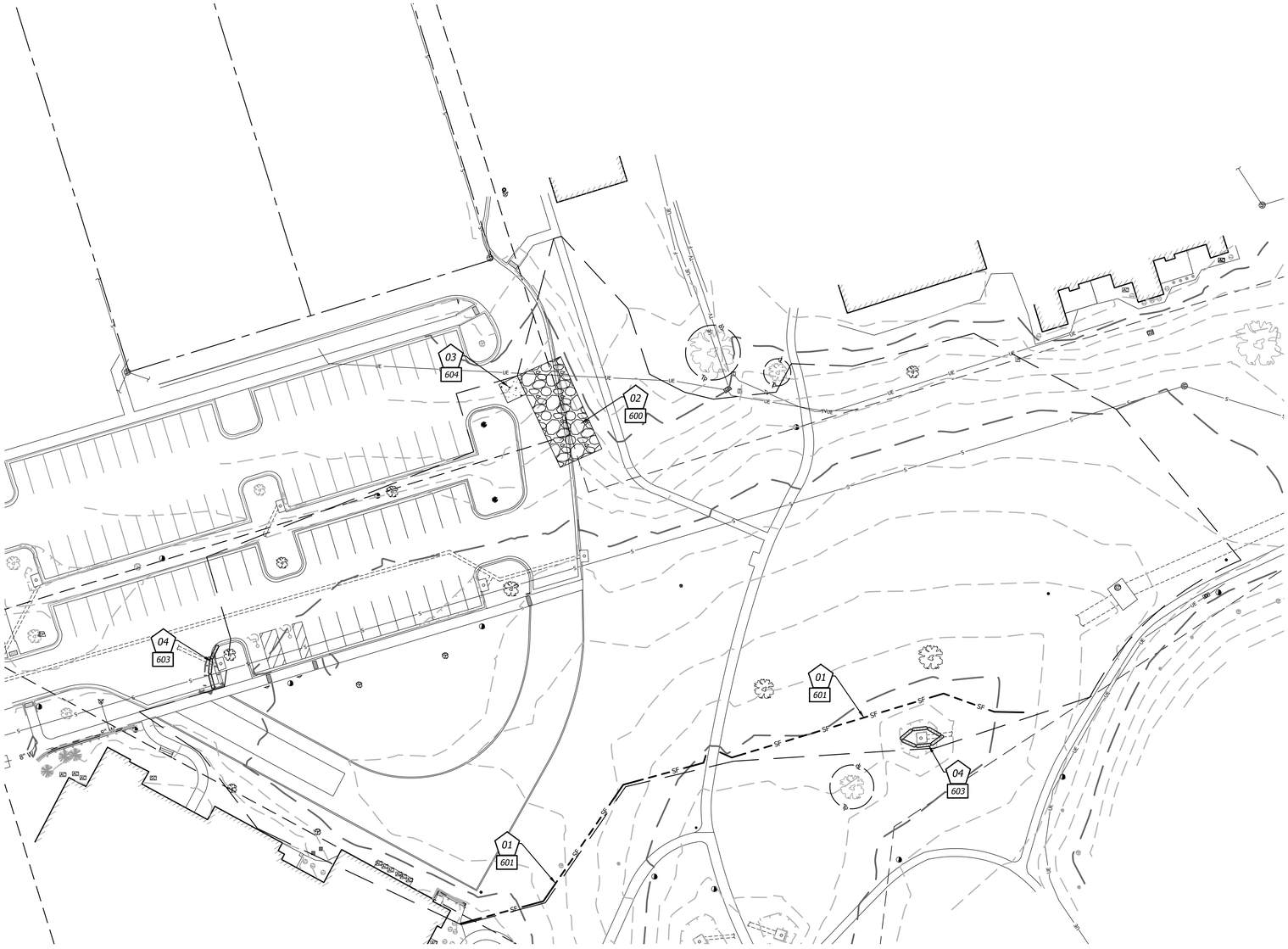
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DETAILED GRADING PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C3.1



EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. Prior to Land Disturbance activities, the contractor shall:
   - Delineate the outer limits of any natural stream corridor designated with construction fencing.
   - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
   - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.

2. The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
   - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
     - o During active construction phases - at least once per week
     - o During periods of inactivity - at least once per 14 days
     - o After each rainfall event of ½ inch or more - within 24 hours of the rain event
   - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
   - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.

3. Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.

4. The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.

5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.

6. Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.

7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

8. Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.

9. Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.

10. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.

EROSION CONTROL LEGEND

- DISTURBED AREA (2.12 AC)
- SF — SILT/SEDIMENT FENCE
- Tp — TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE–CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance	C	Place as shown on plan
		03	Concrete Wash–Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (MID–CON)	B – After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
		06	Steep Slope Protection	N/A	Place as shown on plan
Phase III (POST–CON)	C – Final Grading, Paving & Landscaping	07	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 100% of site to 70% density.

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

GRAPHIC SCALE
30 0 30

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MEADOWS BUILDING PHASE III

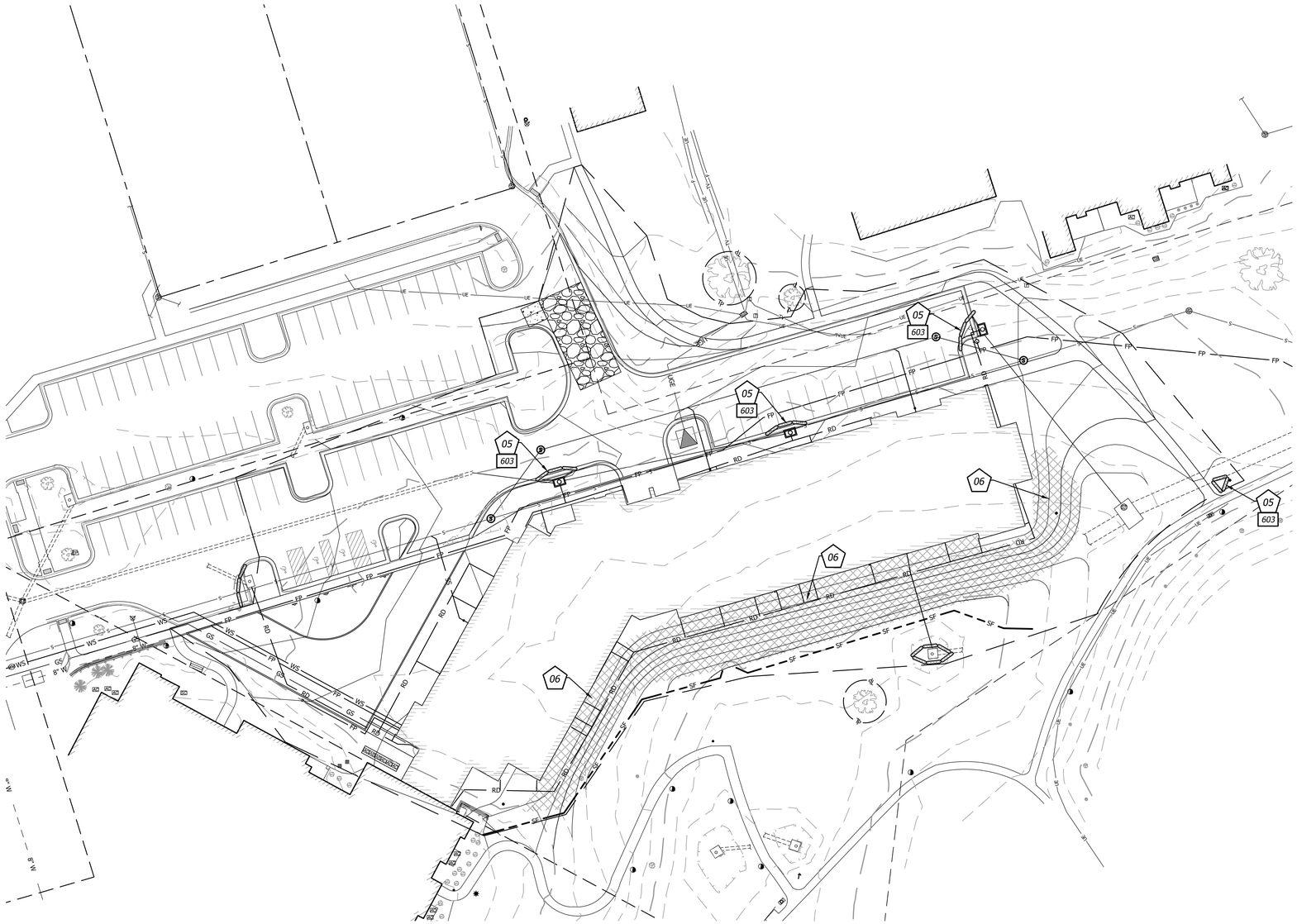
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NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
PRE-CONSTRUCTION EROSION CONTROL PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C4.0



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE–CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance	C	Place as shown on plan
		03	Concrete Wash–Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (MID–CON)	B – After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
		06	Steep Slope Protection	N/A	Place as shown on plan
Phase III (POST–CON)	C – Final Grading, Paving & Landscaping	07	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 100% of site to 70% density.

EROSION CONTROL LEGEND

- DISTURBED AREA (2.12 AC)
- SF — SILT/SEDIMENT FENCE
- Tp — TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT
- STEEP SLOPE PROTECTION

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

GRAPHIC SCALE
30 0 30

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PROFESSIONAL ENGINEER

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MEADOWS BUILDING
PHASE III

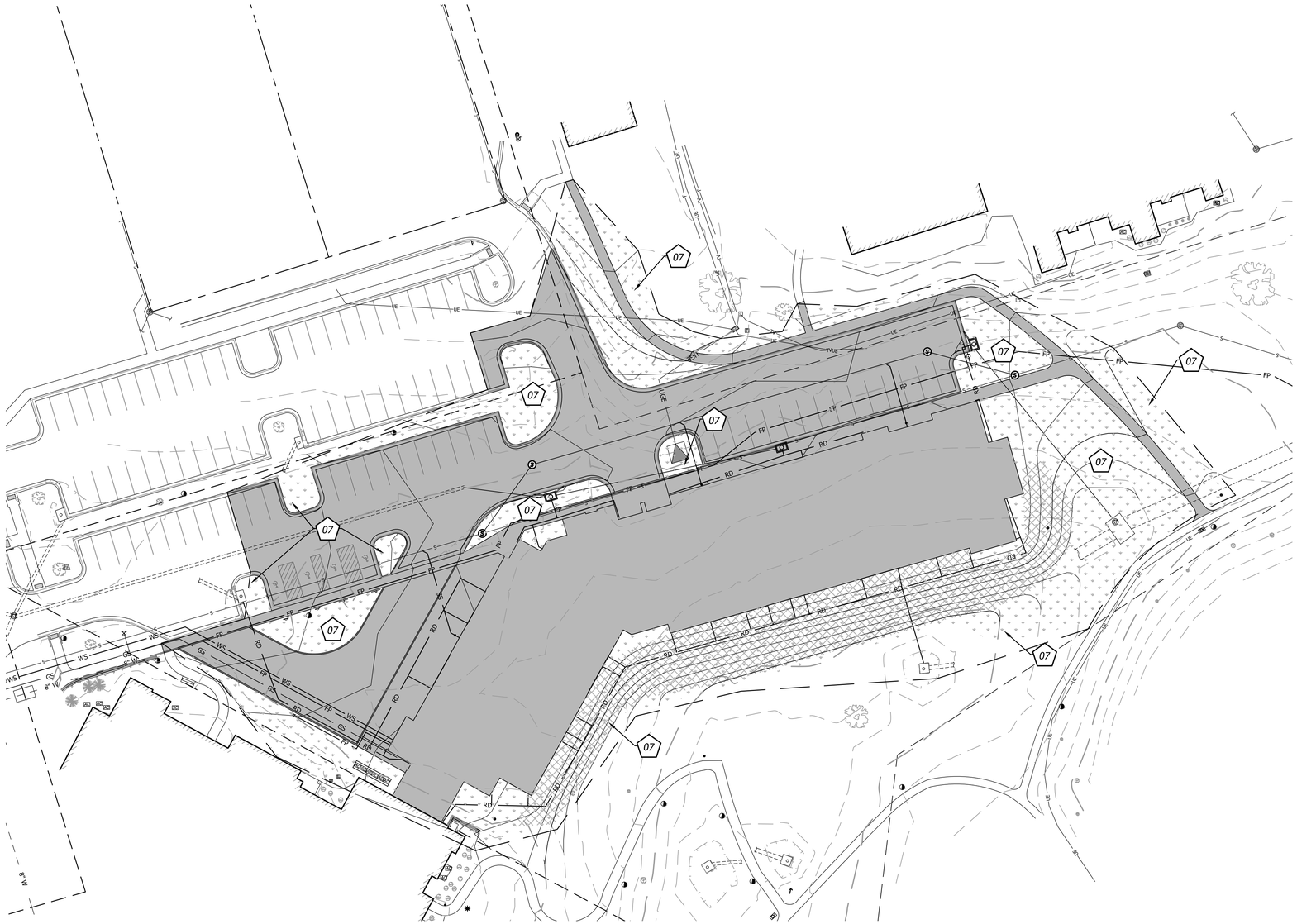
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ENGINEER : ERB	APPROVED : ERB

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DRAWING TITLE
MID-CONSTRUCTION EROSION CONTROL PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C4.1



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE–CON)	*A – Place BMP's Prior to Land Disturbance*	01	*Perimeter Silt Fence*	*C*	*Place as shown on plan*
		02	*Construction Entrance*	*C*	*Place as shown on plan*
		03	*Concrete Wash–Out*	*C*	*Place as shown on plan*
		04	*Existing Inlet Protection*	*C*	*Place as shown on plan*
Phase II (MID–CON)	*B – After Utility Storm Sewer Construction*	05	*Storm Inlet Protection*	*C*	*Place as shown on plan*
		06	*Steep Slope Protection*	*N/A*	*Place as shown on plan*
Phase III (POST–CON)	*C – Final Grading, Paving & Landscaping*	07	*Final Seeding, Sod, and Landscaping*	*N/A*	*Silt fencing & inlet protect may be removed once seed & sodded areas are established on 100% of site to 70% density.*

EROSION CONTROL LEGEND

- *DISTURBED AREA (2.12 AC)*
- *FINAL SEEDING (SOD &/OR LANDSCAPING)*
- *IMPERVIOUS AREA (1.12 AC)*

N

GRAPHIC SCALE

30 0 30

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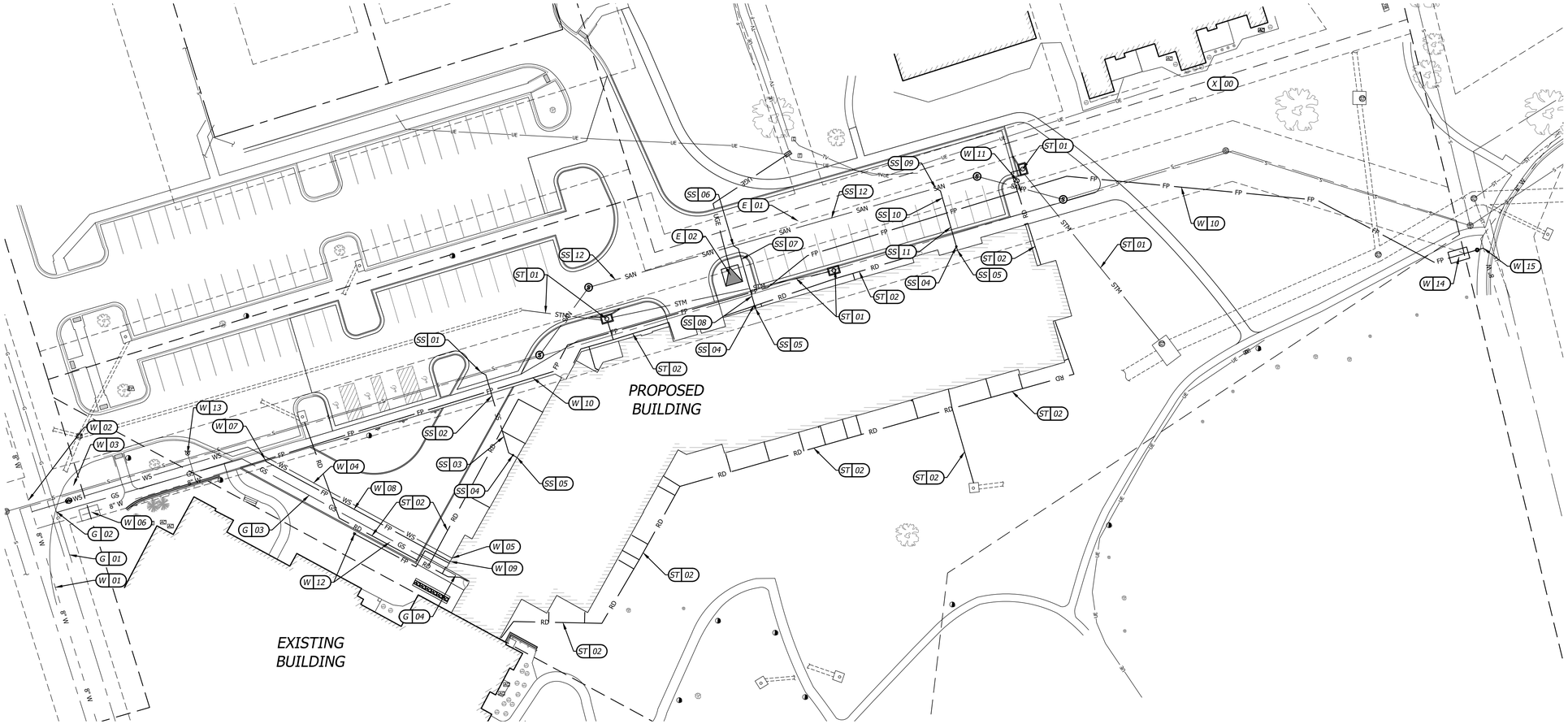
DRAWING TITLE

POST-CONSTRUCTION EROSION CONTROL PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING C4.2



CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES

- 01 EXISTING 8" WATER MAIN.
- 02 CONNECT TO WATER MAIN WITH 2" CORPORATION STOP; REFER TO CONNECTION DETAIL.
- 03 INSTALL 2" METER IN PIT.
- 04 INSTALL 215 LF OF 3" WATER SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".
- 05 CONNECT WATER SERVICE TO BUILDING; SEE PLUMBING PLANS.
- 06 EXISTING BACKFLOW PREVENTOR IN VAULT.
- 07 CONNECT TO PRIVATE FIRE WATER MAIN WITH 8"X6" TEE AND 6" GATE VALVE.
- 08 INSTALL 110 LF OF 6" C-900 FIRE PROTECTION SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".
- 09 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING ; REFER TO PLUMBING PLANS.
- 10 INSTALL 680 LF OF 8" C-900 FIRE PROTECTION SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".
- 11 PROPOSED PRIVATE FIRE HYDRANT.
- 12 INSTALL 55 LF OF 4" C-900 PRIVATE FIRE LINE AND INSTALL REMOTE FIRE DEPARTMENT CONNECTION.
- 13 EXISTING PRIVATE FIRE HYDRANT.
- 14 INSTALL 8" BACKFLOW PREVENTOR IN VAULT.
- 15 CONNECT TO WATER MAIN 8"X8" TEE AND 8" GATE VALVE.

E - ELECTRIC SERVICE INFORMATION - EVERGY

- 01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC STRUCTURE TO TRANSFORMER PAD.
- 02 PROPOSED TRANSFORMER PAD.

G - GAS SERVICE INFORMATION - SPIRE

- 01 EXISTING GAS MAIN.
- 02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.
- 03 INSTALL 225 LF OF GAS SERVICE LINE.
- 04 GAS CONNECTION TO BLDG.; REFER TO PLUMBING PLAN.

ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

- 01 STORM SEWER; REFER TO SHEET C5.2
- 02 ROOF DRAIN LINES; REFER TO SHEET C5.3

SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

- 01 CONNECT TO EXISTING SANITARY MAIN WITH WYE; FL = 951.00
- 02 INSTALL 12 LF 6" SDR-26 PVC RISER @ 100% SLOPE
- 03 INSTALL 37 LF 6" SDR-26 PVC @ 4% SLOPE
- 04 INSTALL CLEANOUT
- 05 CONNECT TO BUILDING PLUMBING; REFER TO PLUMBING PLANS; FL = 964.50
- 06 CONNECT TO PROPOSED SANITARY MAIN WITH WYE; FL = 951.68
- 07 INSTALL 12 LF 6" SDR-26 PVC RISER @ 100% SLOPE
- 08 INSTALL 20 LF 6" SDR-26 PVC @ 4% SLOPE
- 09 CONNECT TO PROPOSED SANITARY MAIN WITH WYE; FL = 952.13
- 10 INSTALL 12 LF 6" SDR-26 PVC RISER @ 100% SLOPE
- 11 INSTALL 20 LF 6" SDR-26 PVC @ 2% SLOPE
- 12 PROPOSED RELOCATED SANITARY MAIN; REFER TO SEPARATE SET OF PLANS

UTILITY NOTES

1. Contractor shall refer to all specifications, guidelines, and installation drawings from City of Lee's Summit and Evergy for the installation of all service lines.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
   - 4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
   - 4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
   - 4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.
6. Contractor to ensure min. 18" vertical separation between utilities at crossing. Contractor to call engineer if any conflicts between utilities are found.

GRAPHIC SCALE
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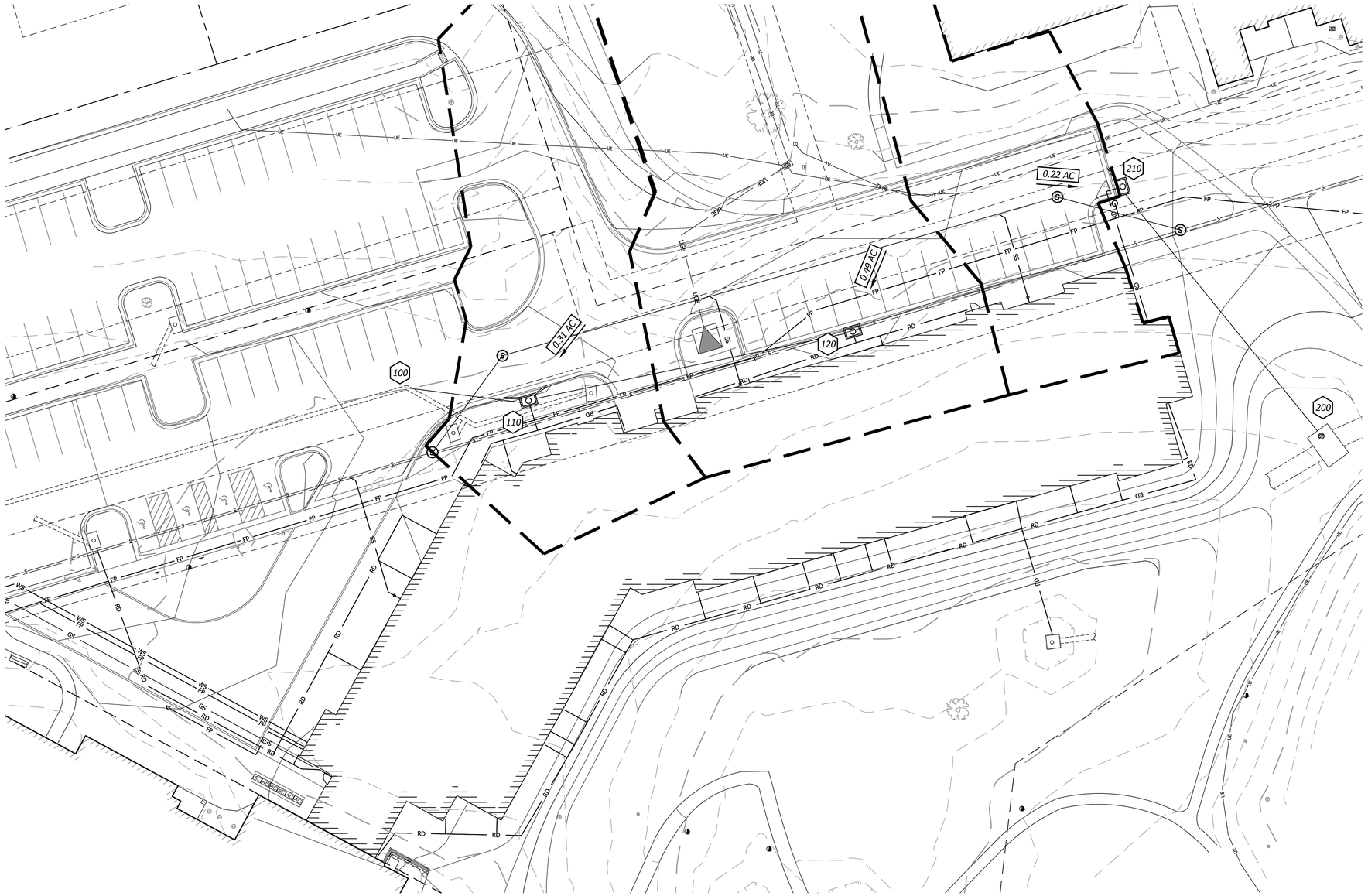
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DRAWING TITLE

UTILITY PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C5.0



DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY
- 000 — PROPOSED STRUCTURE IDENTIFIER
- Field — AREA/DIRECTION OF DRAINAGE BOUNDARY
- 980 — PROPOSED FINISH GRADE MAJOR CONTOUR
- 982 — PROPOSED FINISH GRADE MINOR CONTOUR
- 980 — EXISTING GRADE MAJOR CONTOUR
- 982 — EXISTING GRADE MINOR CONTOUR
- STM — PROPOSED STORM SEWER LINE
- RD — PROPOSED ROOF LINE DRAIN

GRAPHIC SCALE
20 0 20

Runoff Calculations 100-YR														Pipe Properties										
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #100	FREE
110	0.31	0.60	0.80	0.54	5.4	10.18	3.16	6.90	11.38	6.44			0.00	0.00	110	100	HDPE	0.012	18	44.54	1.00	0.50	959.30	958.85	968.02	960.54
120	0.49	0.60	0.49	0.29	5.0	10.32	3.79	3.79	7.00	5.70			0.00	0.00	120	110	HDPE	0.012	15	119.77	1.00	N/A	960.99	959.80	967.80	961.95
LINE 200																									DS TAILWATER @ STR #200	FREE
210	0.22	0.55	0.22	0.12	5.0	10.32	1.56	1.56	12.12	9.88			0.00	0.00	210	200	HDPE	0.012	15	119.34	3.00	N/A	960.08	956.50	967.35	960.67

Runoff Calculations 10-YR														Pipe Properties										
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #100	FREE
110	0.31	0.80	0.80	0.54	5.4	7.25	1.80	3.93	11.38	6.44			0.00	0.00	110	100	HDPE	0.012	18	44.54	1.00	0.50	959.30	958.85	968.02	960.20
120	0.49	0.60	0.49	0.29	5.0	7.35	2.16	2.16	7.00	5.70			0.00	0.00	120	110	HDPE	0.012	15	119.77	1.00	N/A	960.99	959.80	967.80	961.69
LINE 200																									DS TAILWATER @ STR #200	FREE
210	0.22	0.55	0.22	0.12	5.0	7.35	0.89	0.89	12.12	9.88			0.00	0.00	210	200	HDPE	0.012	15	119.34	3.00	N/A	960.08	956.50	967.35	960.51

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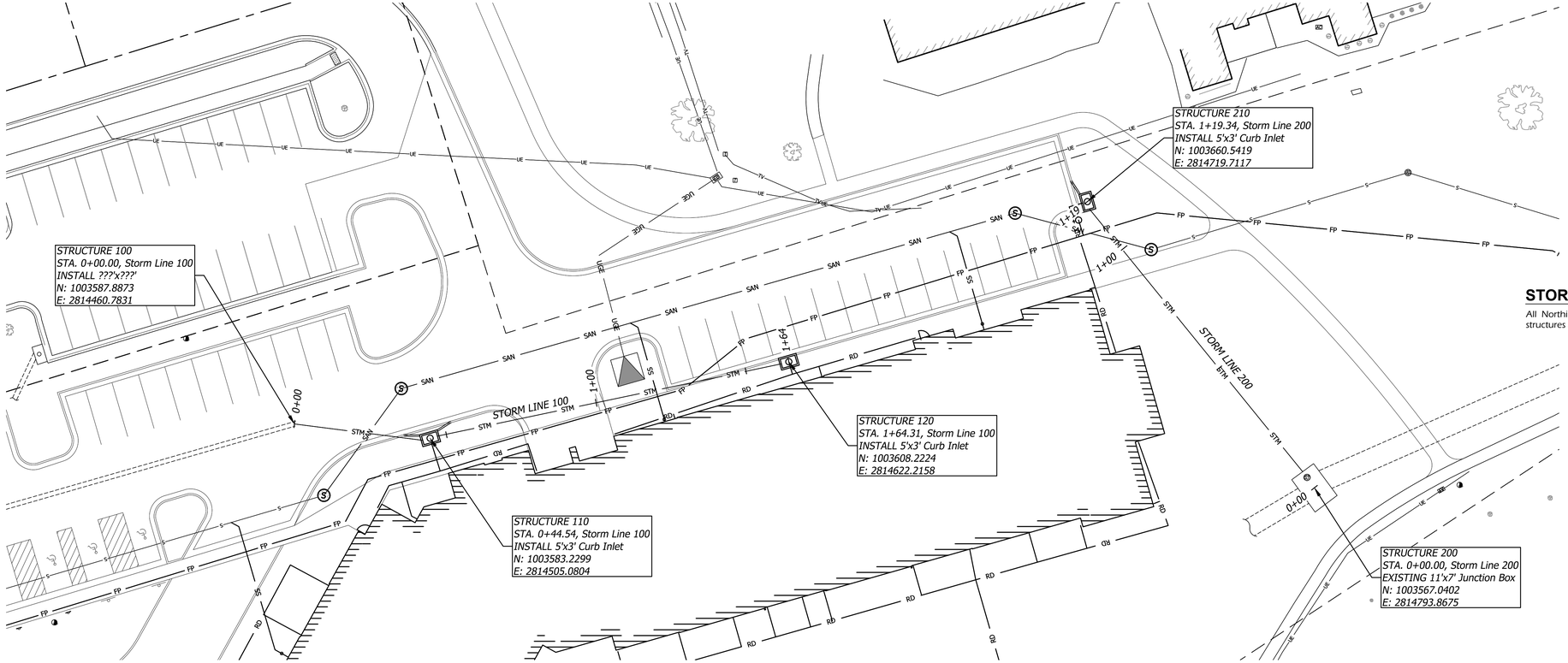
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DRAWING TITLE

PROPOSED DRAINAGE MAP & CALCULATIONS

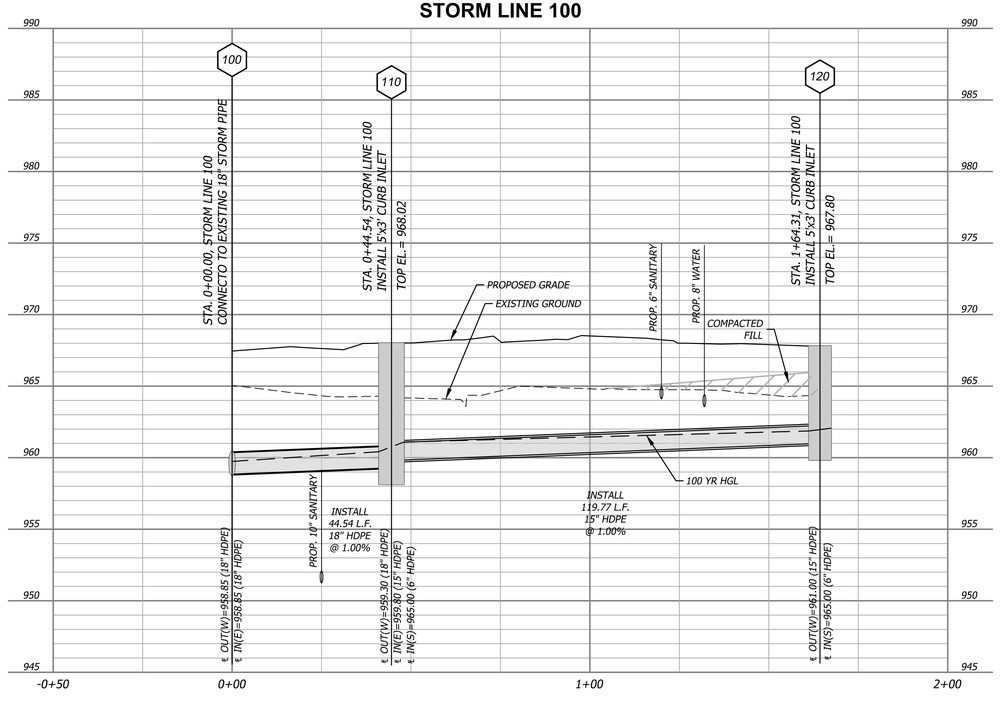
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COMM. NO. 25116.00
DRAWING C5.1

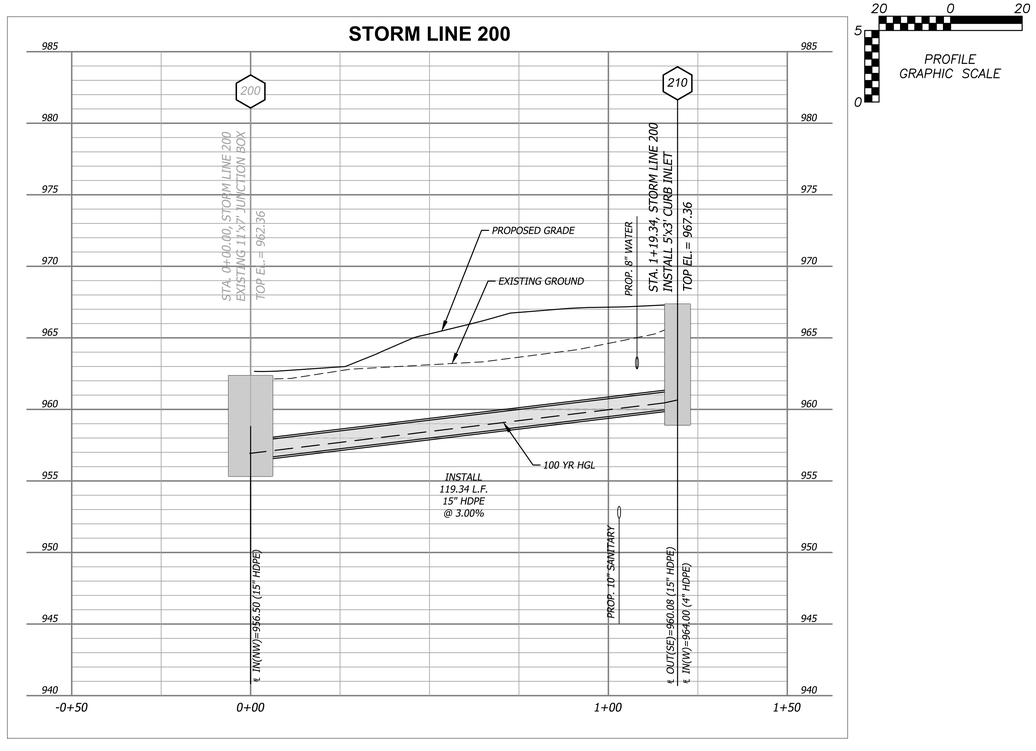


STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.

GRAPHIC SCALE
20 0 20





20 0 20
5
0
PROFILE GRAPHIC SCALE

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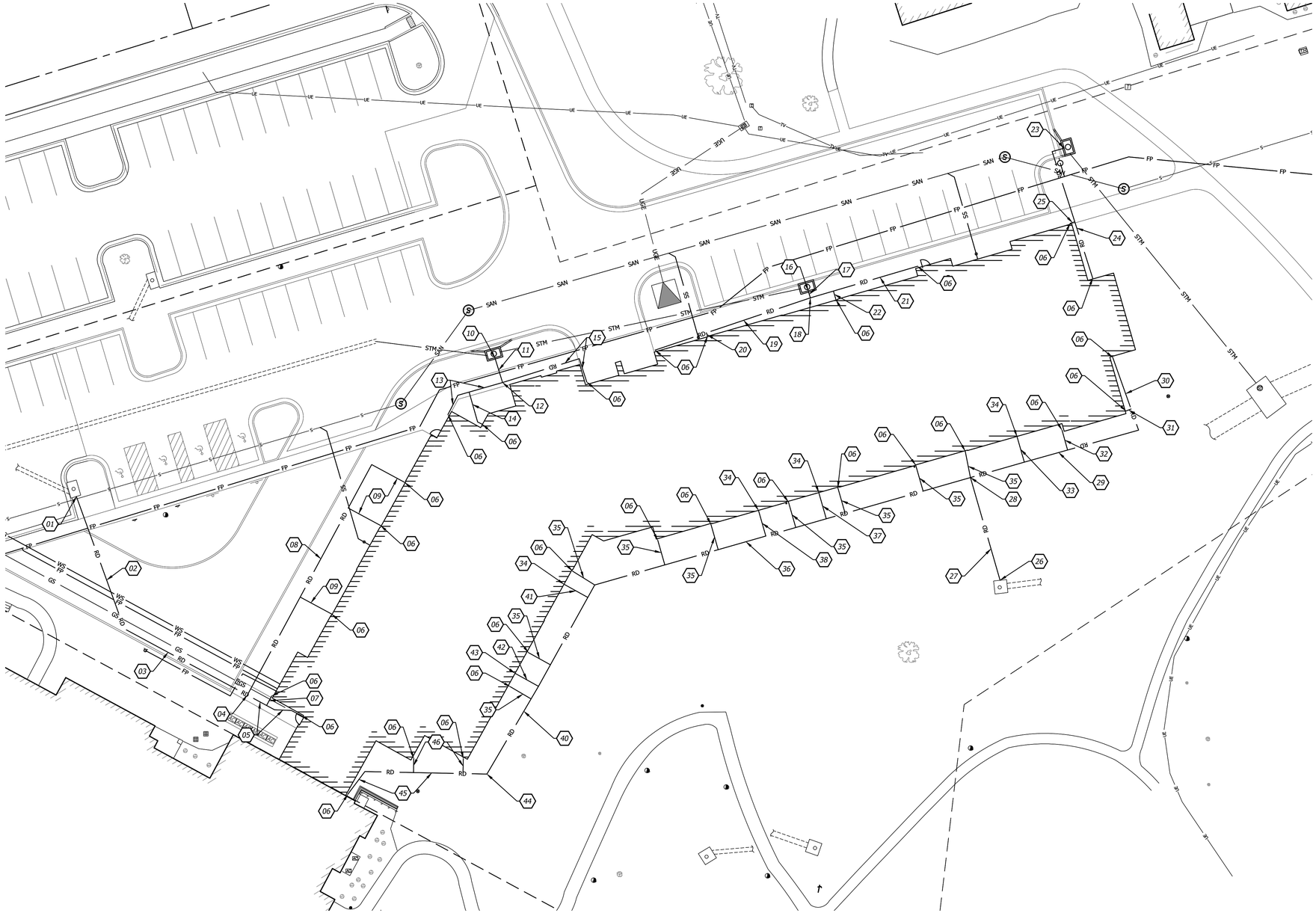
DRAWING TITLE

STORM PLAN & PROFILE

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C5.2

GENERAL NOTES

1. All lengths/slopes of roof drain lines are approximate. Contractor to obtain own quantities.
2. Contractor to ensure 6" minimum separation between roof drain and any utility crossing. Contractor to call civil engineer if any conflicts between utilities are found.
3. Install reducers as needed to transition pipe sizes.
4. Install tees where downspout and roof drain lines connect to header pipes.



ROOF DRAIN NOTES

00

01 CONNECT STORM LINE TO EXISTING CURB INLET; FL = 962.30
02 INSTALL 52 LF OF 6" HDPE STORM PIPE @ 2%
03 INSTALL 52 LF OF 6" HDPE DRAIN PIPE @ 2%
04 INSTALL 6" X 6" TEE; FL = 964.40
05 INSTALL 20 LF OF 4" HDPE DRAIN PIPE @ 2%
06 CONNECT STORM LINE TO BUILDING DOWNSPOUT
07 INSTALL 4 LF OF 4" HDPE DRAIN PIPE @ 2%
08 INSTALL 98 LF OF 6" HDPE DRAIN PIPE @ 1%
09 INSTALL 13 LF OF 4" HDPE DRAIN PIPE @ 2%

10 CONNECT STORM LINE TO CURB INLET; FL = 965.00
11 INSTALL 10 LF OF 6" HDPE DRAIN PIPE @ 2%
12 INSTALL 6" X 6" TEE; FL = 965.20
13 INSTALL 25 LF OF 4" HDPE DRAIN PIPE @ 2%
14 INSTALL 15 LF OF 4" HDPE DRAIN PIPE @ 2%
15 INSTALL 40 LF OF 4" HDPE DRAIN PIPE @ 2%

16 CONNECT STORM LINE TO CURB INLET; FL = 965.00
17 INSTALL 3 LF OF 6" HDPE DRAIN PIPE @ 2%
18 INSTALL 6" X 6" TEE; FL = 965.20
19 INSTALL 60 LF OF 4" HDPE DRAIN PIPE @ 2%
20 INSTALL 2 LF OF 4" HDPE DRAIN PIPE @ 2%
21 INSTALL 40 LF OF 4" HDPE DRAIN PIPE @ 2%
22 INSTALL 3 LF OF 4" HDPE DRAIN PIPE @ 2%

23 CONNECT STORM LINE TO CURB INLET; FL = 964.00
24 INSTALL 55 LF OF 4" HDPE DRAIN PIPE @ 2%
25 INSTALL 2 LF OF 6" HDPE DRAIN PIPE @ 2%

26 CONNECT TO EXISTING AREA INLET; FL = 956.00
27 INSTALL 40 LF OF 8" HDPE @ 10% SLOPE
28 INSTALL 8" X 8" CROSS; FL = 960.00
29 INSTALL 66 LF OF 6" HDPE @ 2% SLOPE
30 INSTALL 30 LF OF 4" HDPE @ 2% SLOPE
31 INSTALL 2 LF OF 4" HDPE @ 2% SLOPE
32 INSTALL 8 LF OF 4" HDPE @ 2% SLOPE
33 INSTALL 10 LF OF 4" HDPE @ 50% SLOPE
34 CONNECT TO BUILDING PLUMBING; REFER TO PLUMBING PLANS; FL = 965.50
35 INSTALL 10 LF OF 4" HDPE @ 2% SLOPE
36 INSTALL 146 LF OF 8" HDPE @ 2% SLOPE
37 INSTALL 10 LF OF 6" HDPE @ 45% SLOPE
38 INSTALL 10 LF OF 4" HDPE @ 40% SLOPE
39 INSTALL 8" WYE; FL = 962.90
40 INSTALL 80 LF OF 6" HDPE @ 2% SLOPE
41 INSTALL 10 LF OF 4" HDPE @ 25% SLOPE
42 INSTALL 10 LF OF 4" HDPE @ 2.4% SLOPE
43 CONNECT TO BUILDING PLUMBING; REFER TO PLUMBING PLANS; FL = 964.00
44 INSTALL 6" BEND; FL = 964.50
45 INSTALL 55 LF OF 4" HDPE @ 2% SLOPE
46 INSTALL 5 LF OF 4" HDPE @ 2% SLOPE

ROOF DRAIN LEGEND

RD — PROPOSED ROOF LINE DRAIN
STM — PROPOSED STORM SEWER LINE

N

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20 0 20

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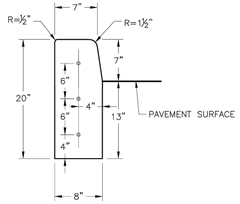
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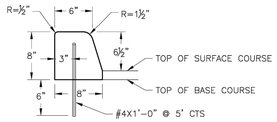
DRAWING TITLE

ROOF DRAIN PLAN

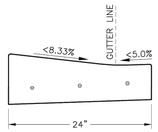
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DRAWING C5.3



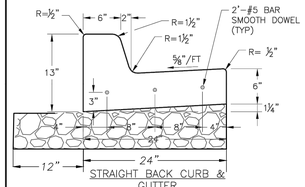
STRAIGHT CURB
(TYPE C-1)



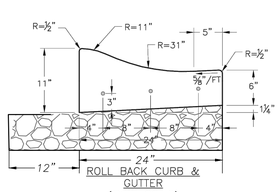
DOWELLED CURB
(TYPE DC)



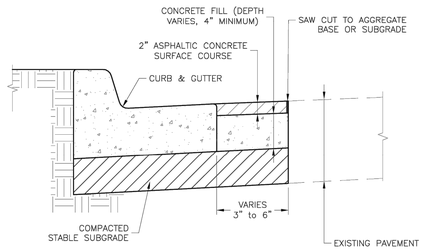
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



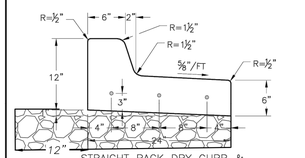
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



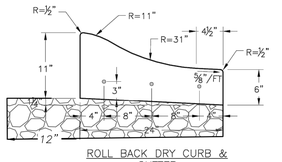
ROLL BACK CURB & GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

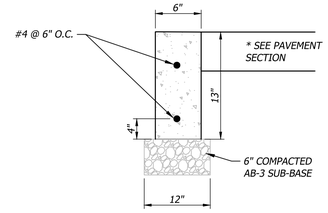
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet Name: CURB & GUTTER DETAIL

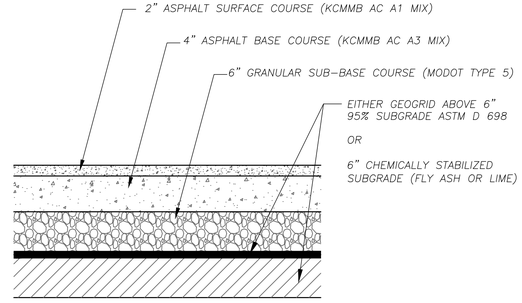
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4

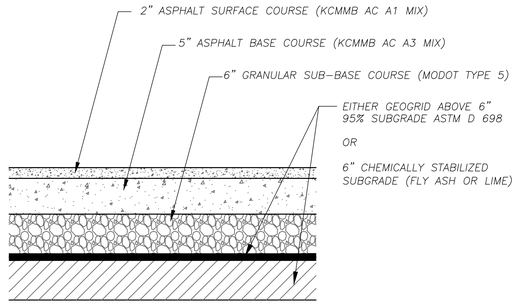
002 Concrete Curb and Gutter
Not to Scale



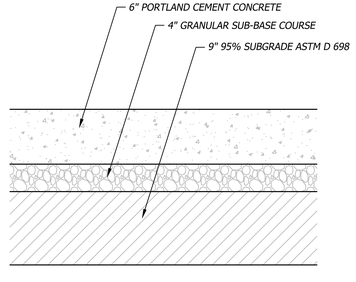
003 Fire Lane Curb
Not to Scale



005 Light Duty Asphalt Section
Not to Scale

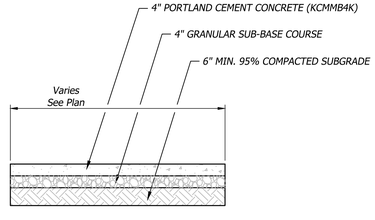


006 Medium Duty Asphalt Section
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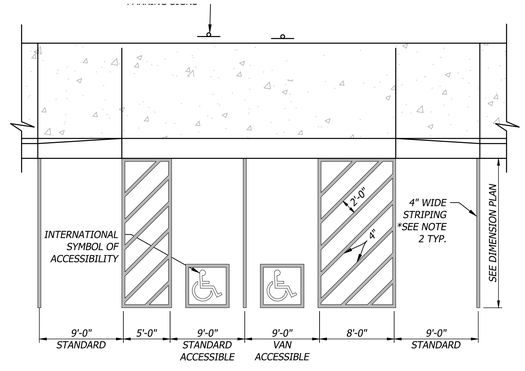


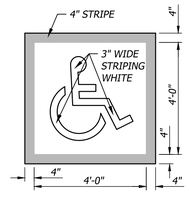
010 Medium Duty Concrete Section
Not to Scale

NOTES:
1. CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
2. ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
3. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



014 Concrete Sidewalk Section
Not to Scale





INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTE:
1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING
2. PARKING STRIPING COLOR TO BE YELLOW ON CONCRETE AND WHITE ON ASPHALT.

020 ADA Parking Striping
Not to Scale

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ERIC BYRD
03/13/2026
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

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Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
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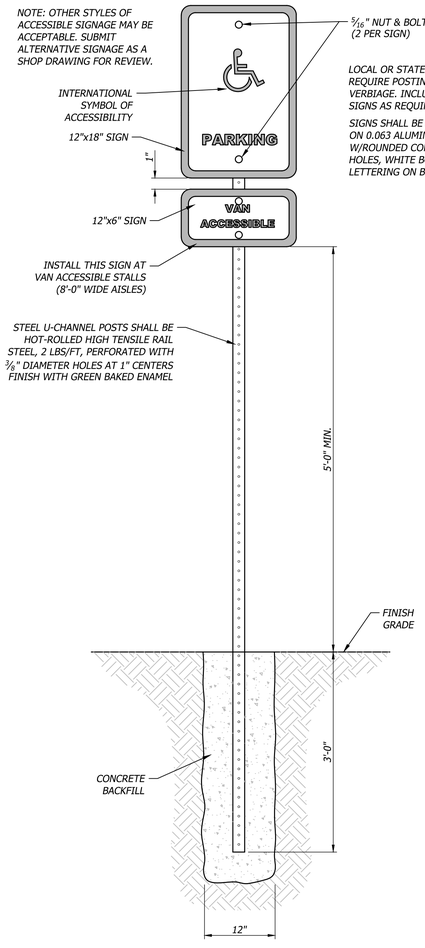
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

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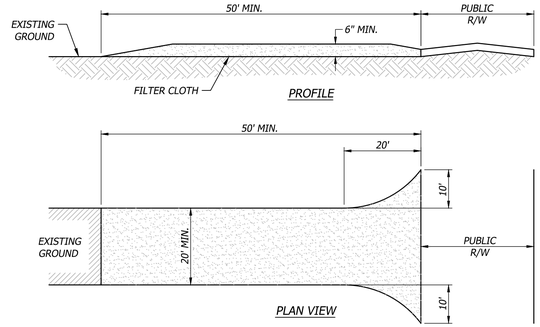
DRAWING TITLE

CONSTRUCTION DETAILS

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C6.0



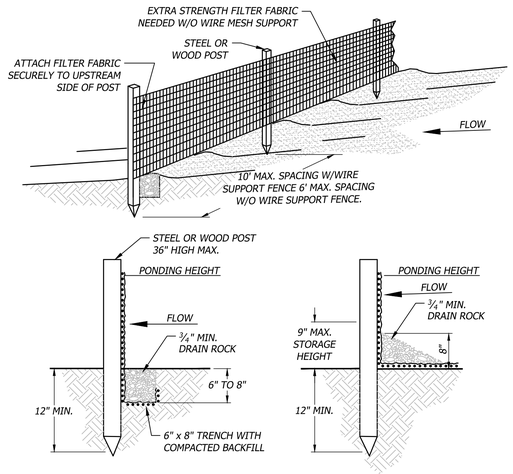
022 ADA Parking Signage
Not to Scale



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

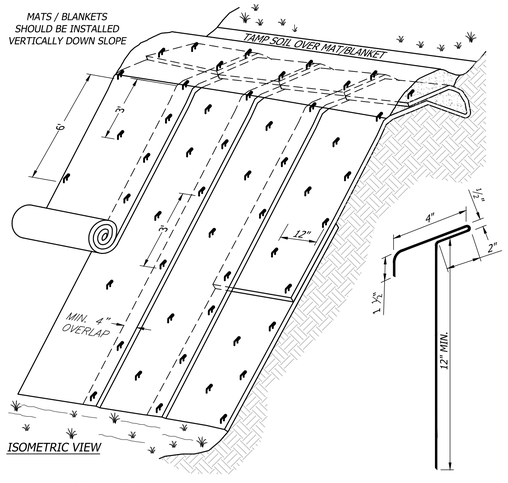
600 Temporary Construction Entrance
Not to Scale



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

601 Filter Fabric Silt Fence
Not to Scale

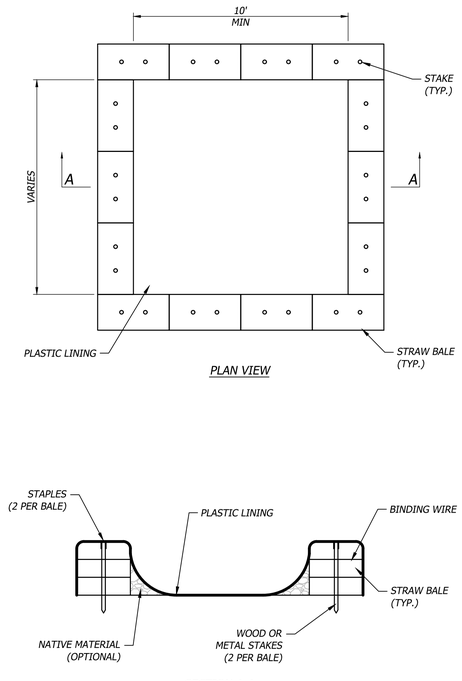


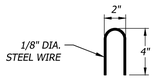
TYPICAL SLOPE SOIL STABILIZATION

NOTES:

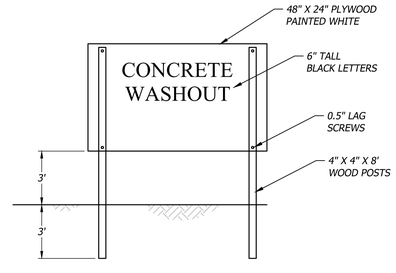
1. SLOPE SURFACE SHALL BE FREE OF ROCKS CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

Slope Installation
Erosion Blanket/Turf Mats
602 Not to Scale





STAPLE DETAIL



CONCRETE WASHOUT SIGN
(IF REQUIRED BY CITY)

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY

604 Concrete Washout
Not to Scale

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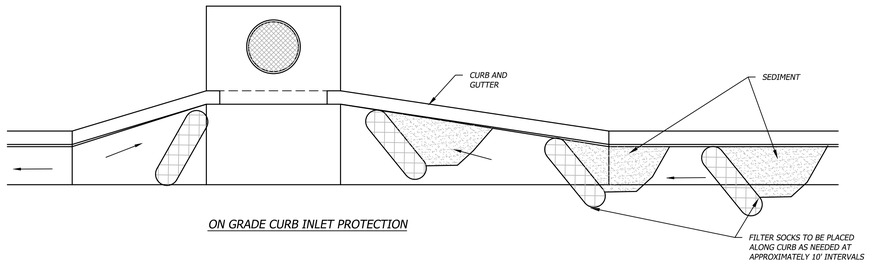
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

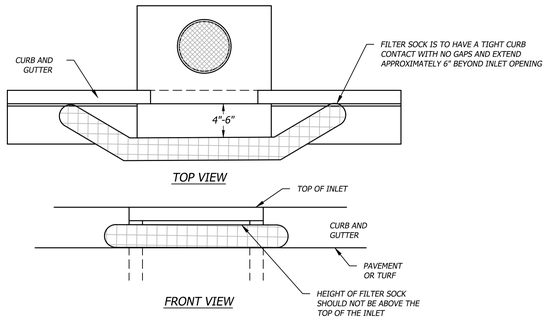
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CONSTRUCTION DETAILS 2

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C6.1

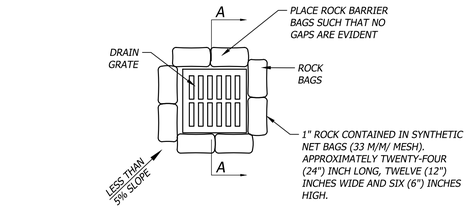


ON GRADE CURB INLET PROTECTION



SUMP INLET SEDIMENT FILTER

603 Storm Inlet Protection
Not to Scale

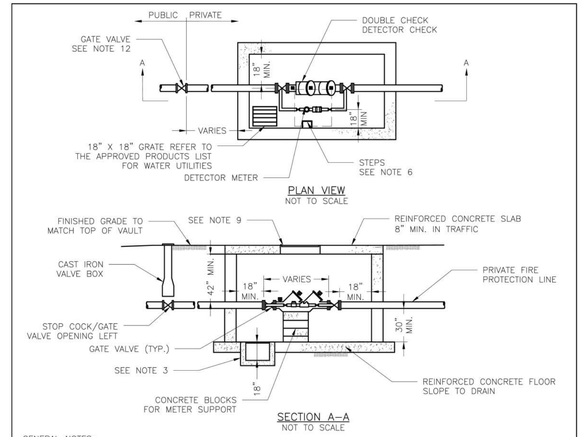


ROCK BAG INLET PROTECTION

CATCH BASIN

1. *PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.*
2. *BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.*
3. *LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.*
4. *INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY*

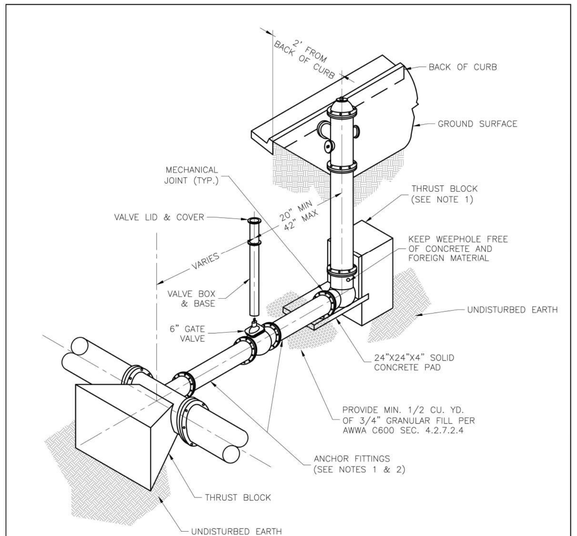
603 Storm Inlet Protection
Not to Scale



GENERAL NOTES:

1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE–GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816–969–1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON–TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

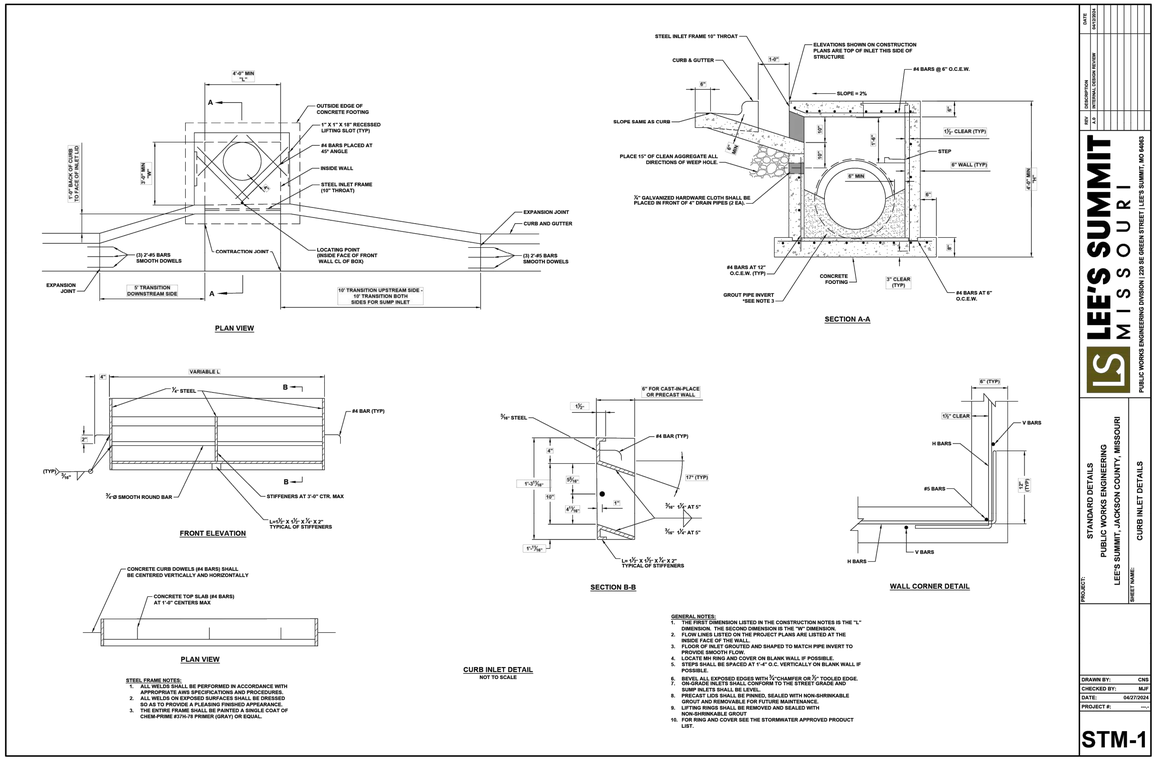
LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 08/2023 Drawn By: MJF Checked By: KLY
VAULT FOR DOUBLE CHECK DETECTOR CHECK	WAT-12



NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF ANCHOR FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO ANCHOR TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 08/2023 Drawn By: MJF Checked By: KLY
HYDRANT - STRAIGHT SET	WAT-7



NO.	DESCRIPTION	DATE
	CONSTRUCTION REVISION	

LEE'S SUMMIT MISSOURI
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PROJECT: STANDARD DETAILS
PUBLIC WORKS ENGINEERING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: CURB INLET DETAILS

DRAWN BY: CNS
CHECKED BY: MJF
DATE: 04/27/2024
PROJECT #: ----

STM-1

BHC
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STATE OF MISSOURI
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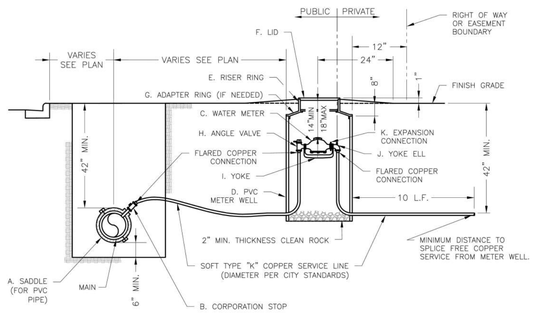
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ARCHITECT	: DAS	CHECKED	: ERB
ENGINEER	: ERB	APPROVED	: ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

CONSTRUCTION DETAILS 3

DATE: March 13, 2026
COMM. NO. 25116.00
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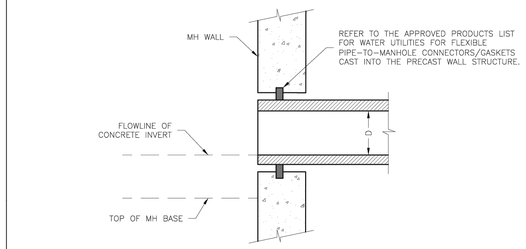
NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9 LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

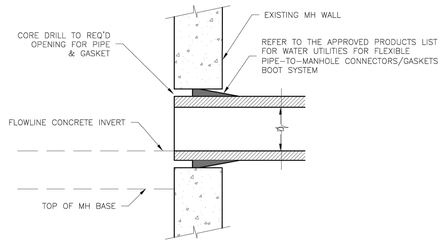
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MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SERVICE CONNECTION WITH METER WELL

Date: 08/2023 | Drawn By: MJF | Checked By: KLY | WAT-11



NEW MANHOLE

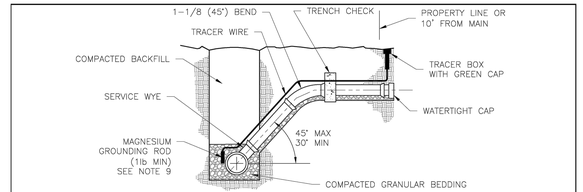


EXISTING MANHOLE

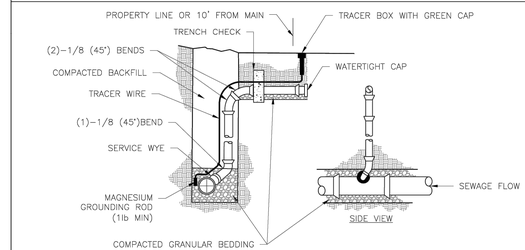
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MANHOLE WALL CONNECTION

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-5



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

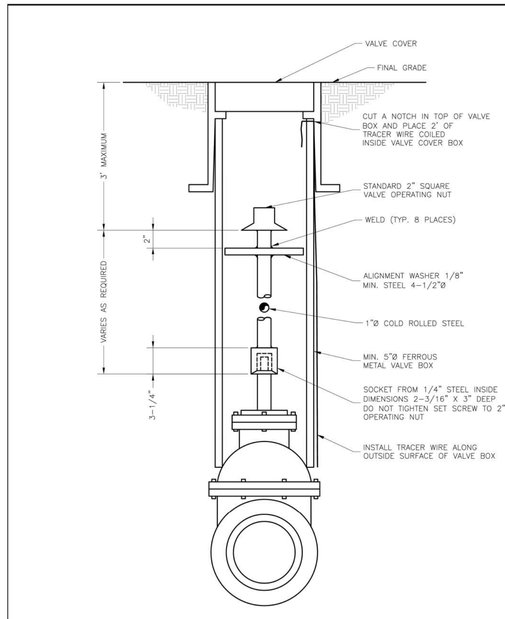
NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

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

SANITARY SEWER STUB DETAIL

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-1



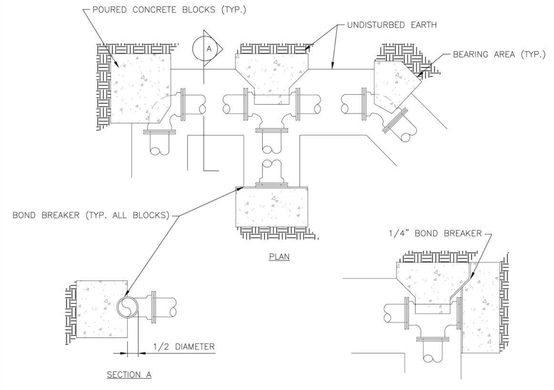
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

VALVE STEM EXTENSION AND VALVE BOX

Date: 08/2023 | Drawn By: MJF | Checked By: KLY | WAT-9

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

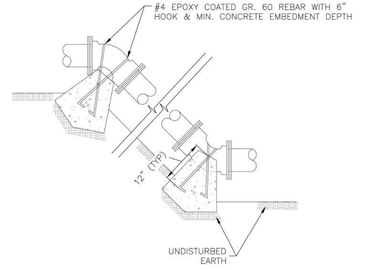
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HORIZONTAL THRUST BLOCK

Date: 08/2023 | Drawn By: MJF | Checked By: KLY | WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

VERTICAL THRUST BLOCK

Date: 08/2023 | Drawn By: MF | Checked By: KLY | WAT-2

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Overland Park, Kansas 66210
p. (913) 663-1900

STATE OF MISSOURI
ERIC BYRD
03/13/2026
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING PHASE III

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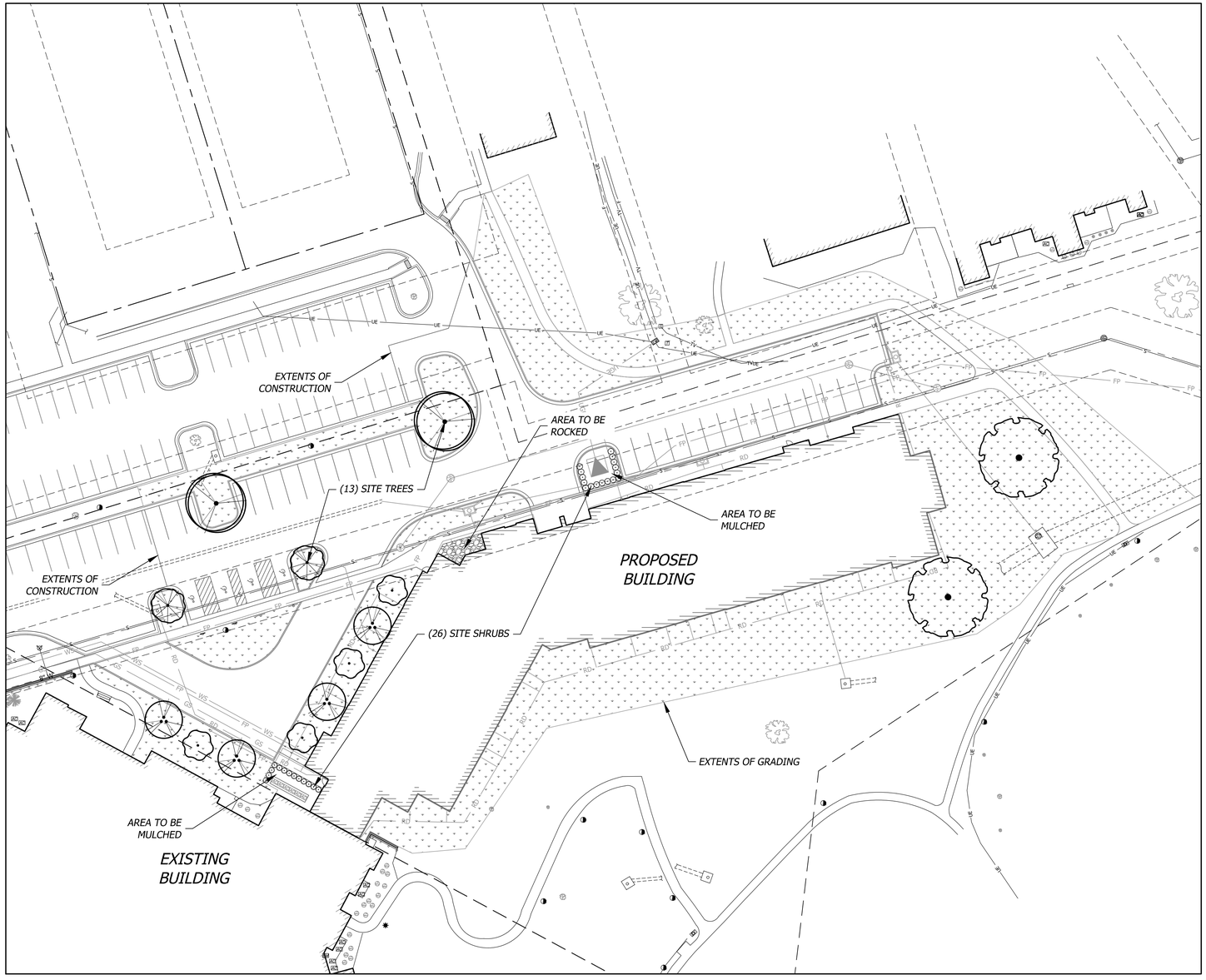
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

CONSTRUCTION DETAILS 4

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C6.3



GRAPHIC SCALE
30 0 30

N

SITE DATA

	Quantity	Required	Provided
Site Area	87,600.0		
Building Footprint	23,788.0		
Open Yard Areas			
1 tree / 5,000 SF	63,812.0	12.8	13.0
2 shrubs / 5,000 SF	63,812.0	25.5	26.0
Parking Landscape			
total LA are 5% of parking area	18,000.0	900.0	1000
islands to be min 10' wide		Yes	Yes

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	ARA	2	Acer rubrum 'Armstrong' / Armstrong Red Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal
	NSW	2	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2"Cal
	QR	2	Quercus rubra / Red Oak	B & B	2"Cal
ORNAMENTAL TREES					
	MSS	4	Magnolia x soulangeana 'Speciosa' / Speciosa Saucer Magnolia FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal
	MRR	4	Malus x 'JFS-KWS' / Royal Raindrops® Crabapple	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT
EVERGREEN SHRUBS					
	BMJ	13	Buxus microphylla japonica 'Green Beauty' / Green Beauty Japanese Boxwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	
	BG	16	Buxus sempervirens 'Graham Blandy' / Graham Blandy Common Boxwood	5 gal	

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	38,693 sf	Festuca arundinacea `Watersaver Blend` / Watersaving Blend of Tall Fescue Sod: 90% 3-specices Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass.	sod

LEGEND

RD — *PROPOSED ROOF LINE DRAIN*

℄ — *PROPERTY LINE*

R/W — *RIGHT-OF-WAY LINE*

BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

STATE OF MISSOURI
PROFESSIONAL LANDSCAPE ARCHITECT
03/13/2026

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

SFCS
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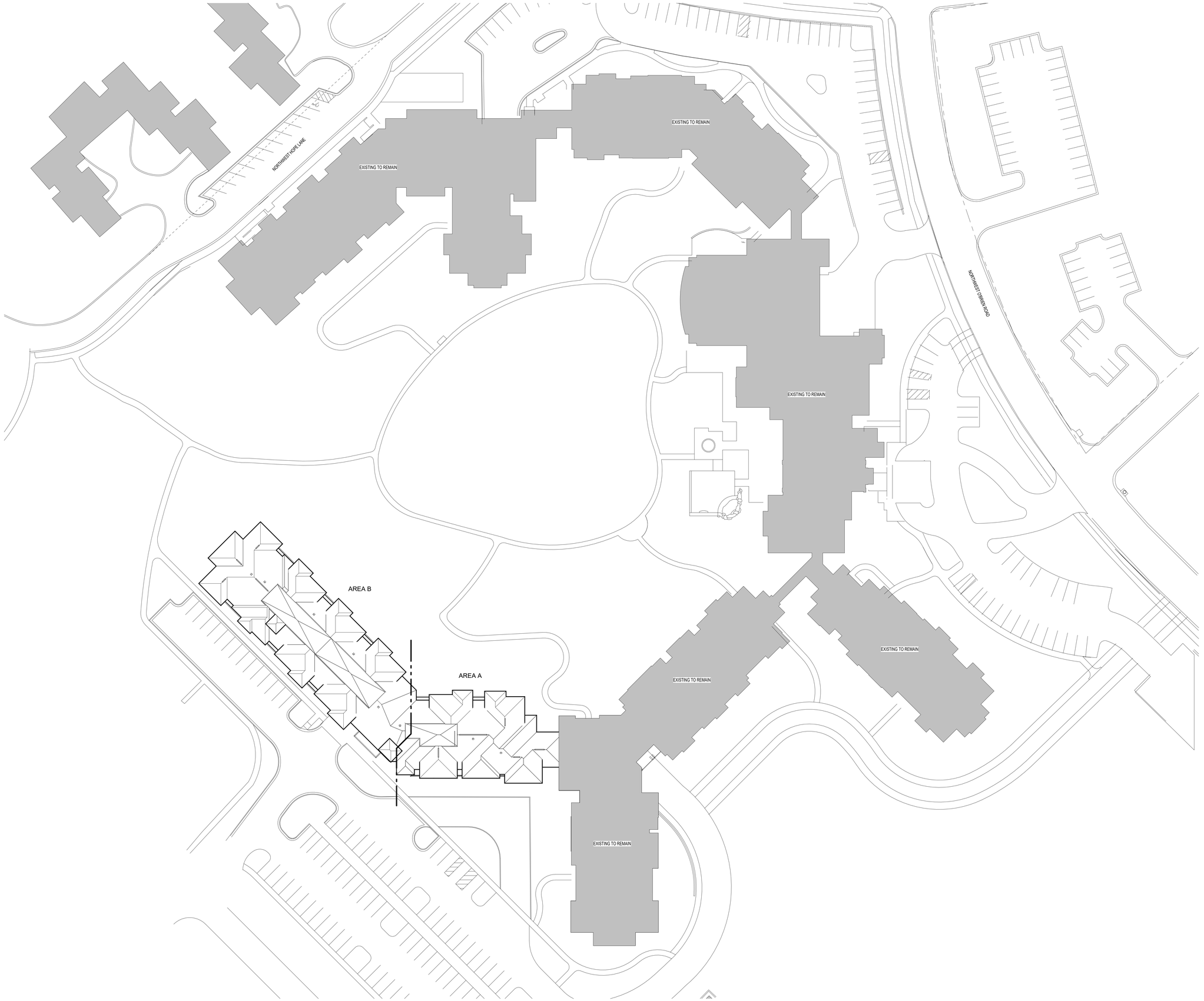
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LANDSCAPE PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

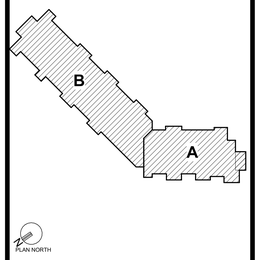
DRAWING L1.0



1 A1.0a FDP - SITE PLAN

1/32" = 1'-0"

KEYPLAN



GENERAL NOTES

FINAL DEVELOPMENT PLAN



PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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ARCHITECT	: DAS	CHECKED	: Checker
ENGINEER	: Designer	APPROVED	: Approver

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SITE PLAN

DATE: 03/13/2026

COMM. NO. 25116.00

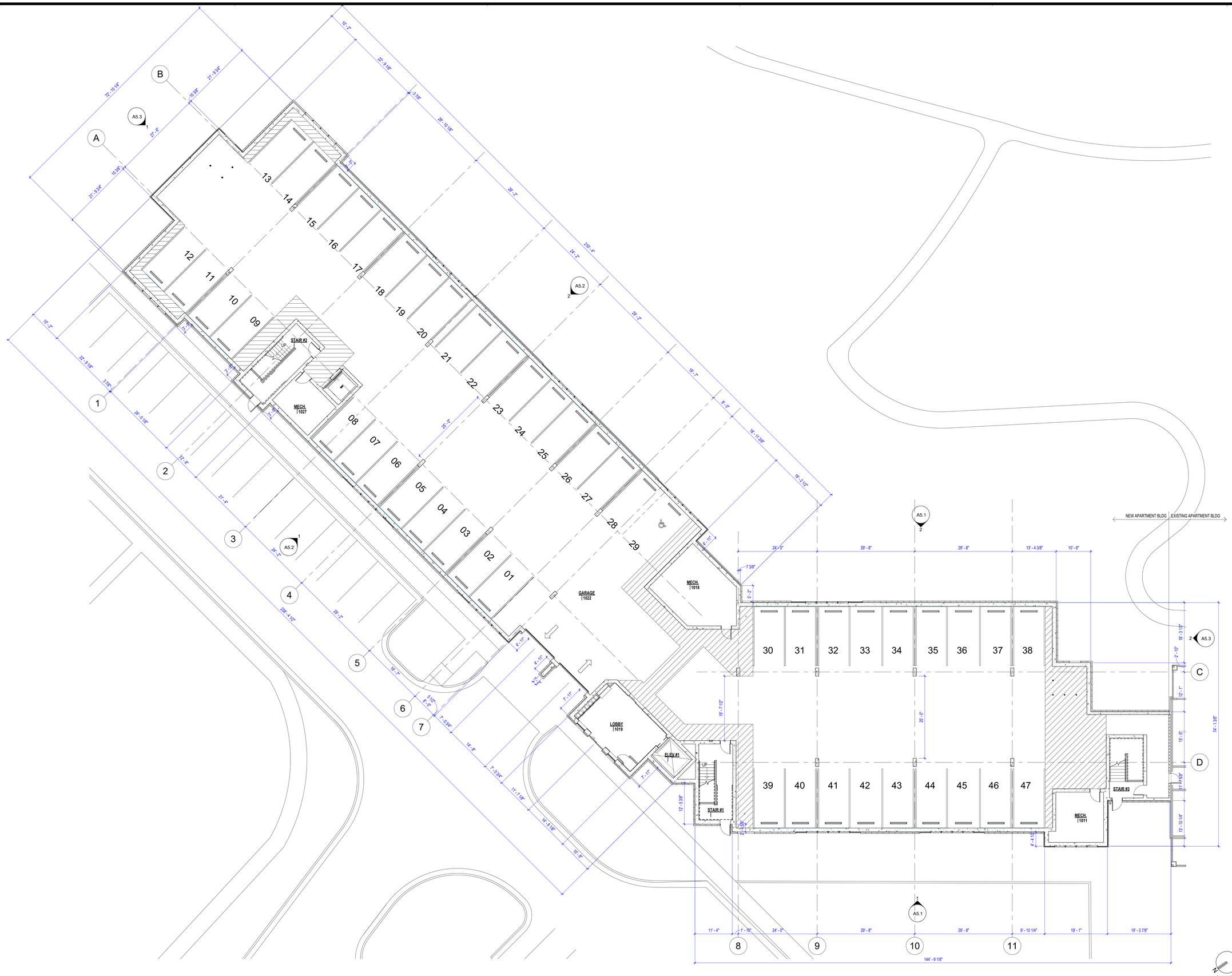
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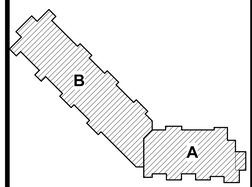
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1 A1.3a 1-GARAGE FLOOR PLAN FDP

3/32" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

FINAL DEVELOPMENT PLAN

CURTIS D. JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DRAWING TITLE

GARAGE OVERALL PLAN

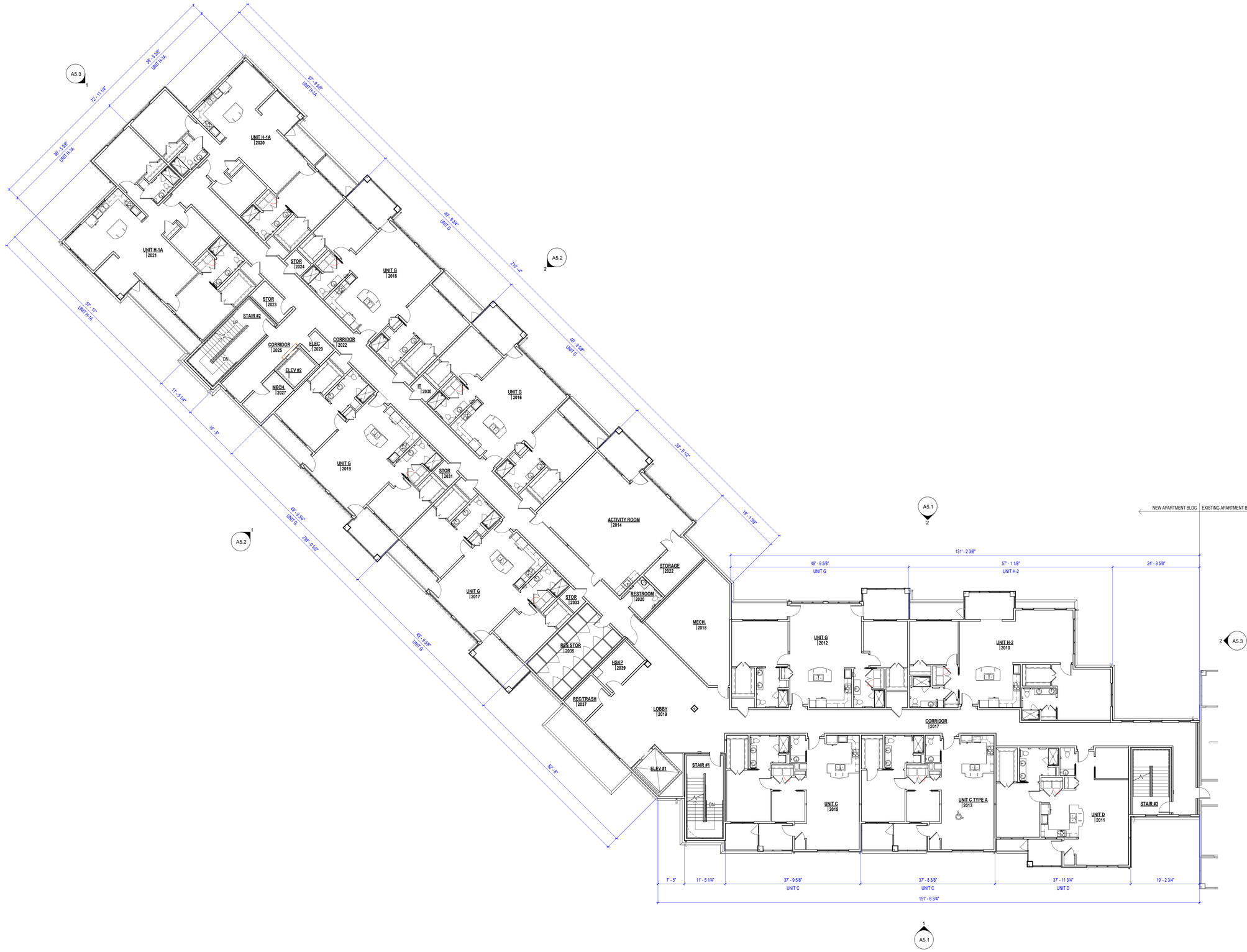
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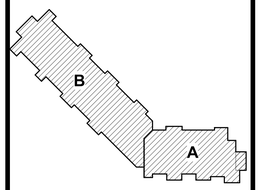
1 A1.4a 2-SECOND FLOOR PLAN FDP

3/32" = 1'-0"

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KEYPLAN



PLAN NORTH

GENERAL NOTES

FINAL DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
DOUGLAS A. SCHMIDT JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PROJECT TITLE

John Knox Village

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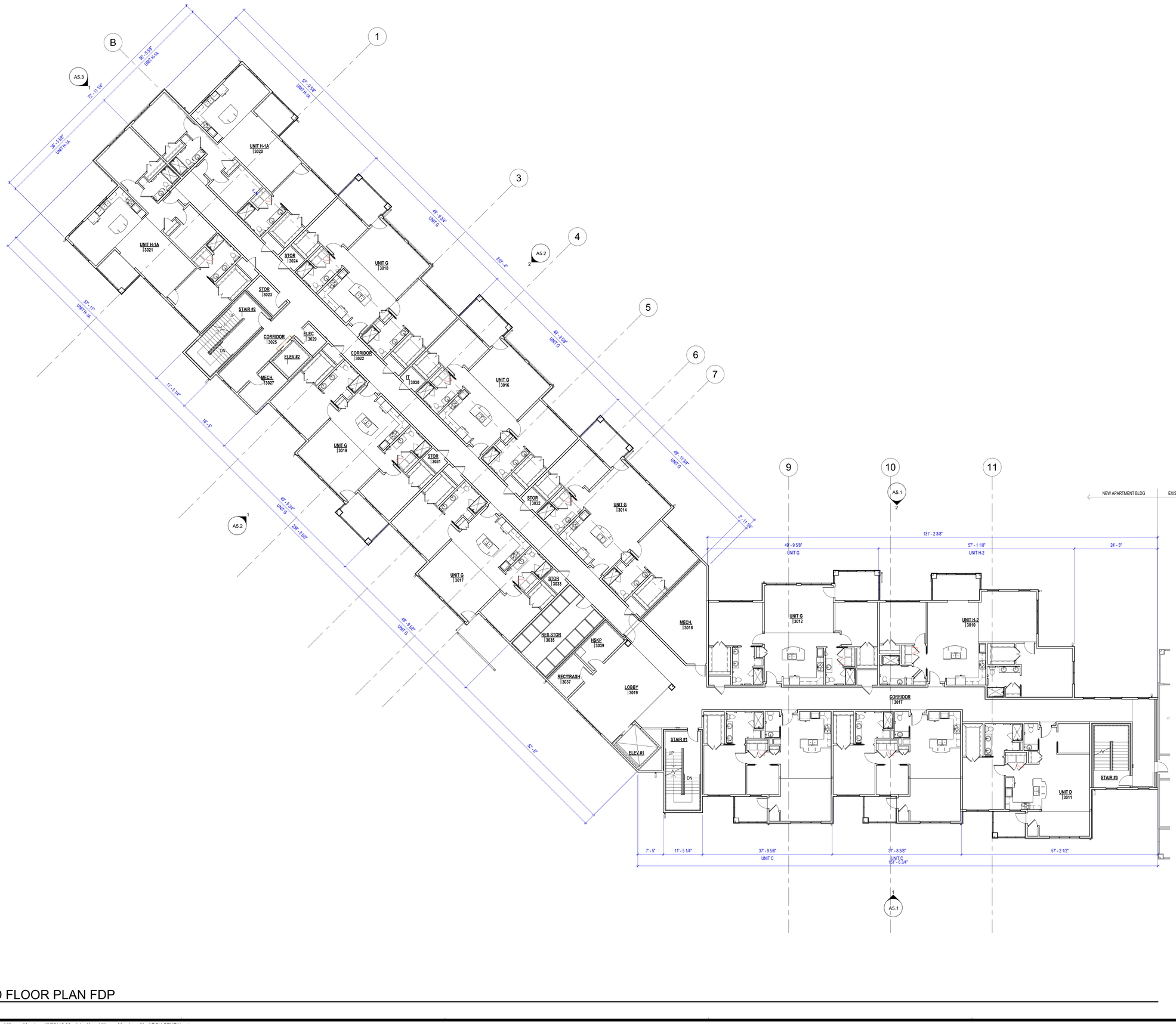
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SECOND FLOOR OVERALL PLAN

DATE: 03/13/2026

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DRAWING A1.4a



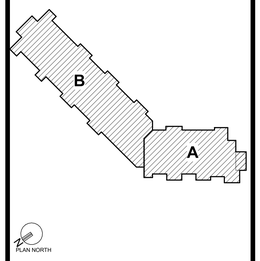
1 A1.5a 3-THIRD FLOOR PLAN FDP

3/32" = 1'-0"

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THIRD FLOOR OVERALL PLAN

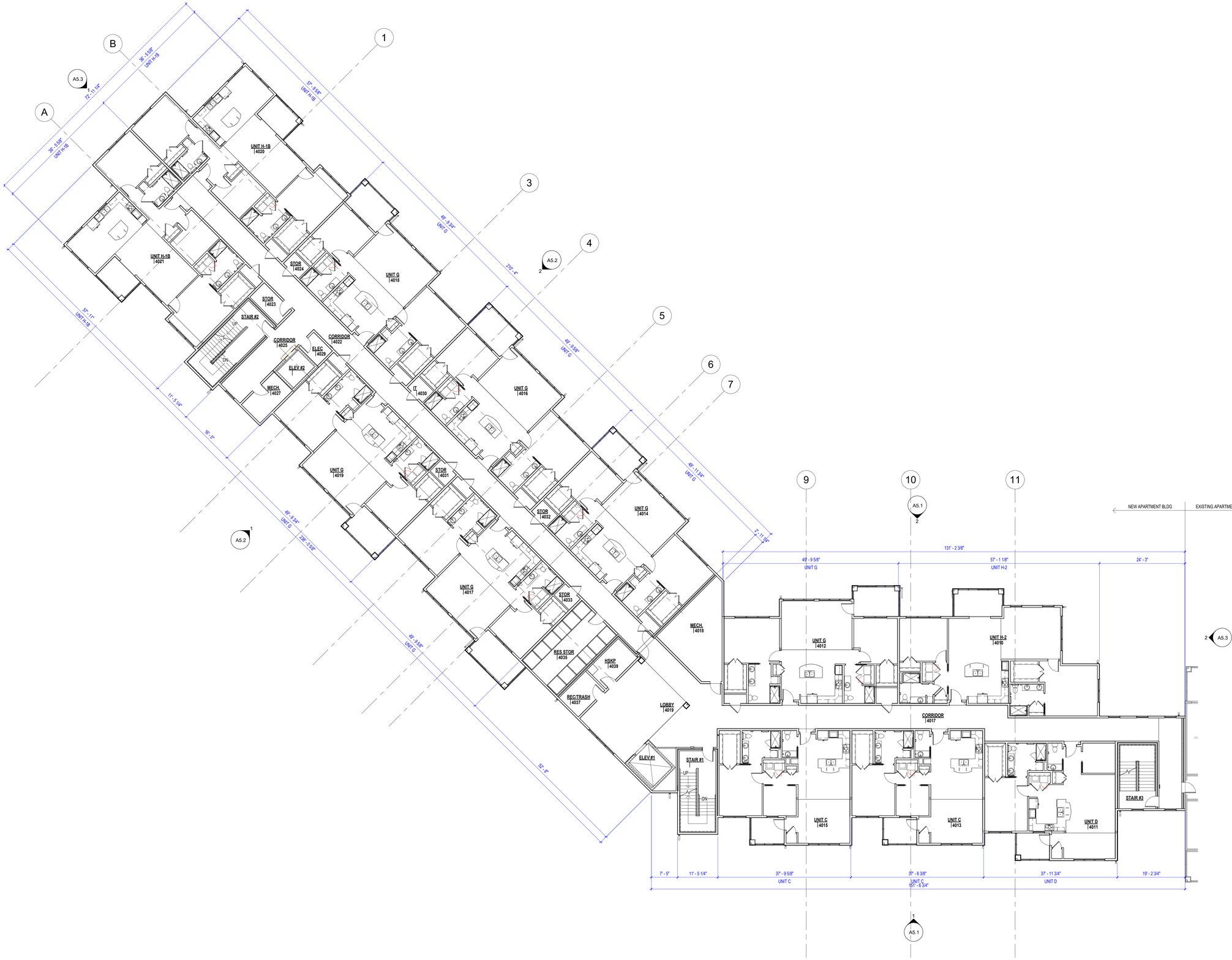
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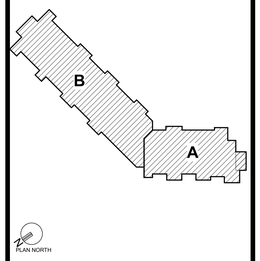
1 A1.6a 4-FOURTH FLOOR FDP

3/32" = 1'-0"

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KEYPLAN



PLAN NORTH

GENERAL NOTES

FINAL DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
CORTEZ JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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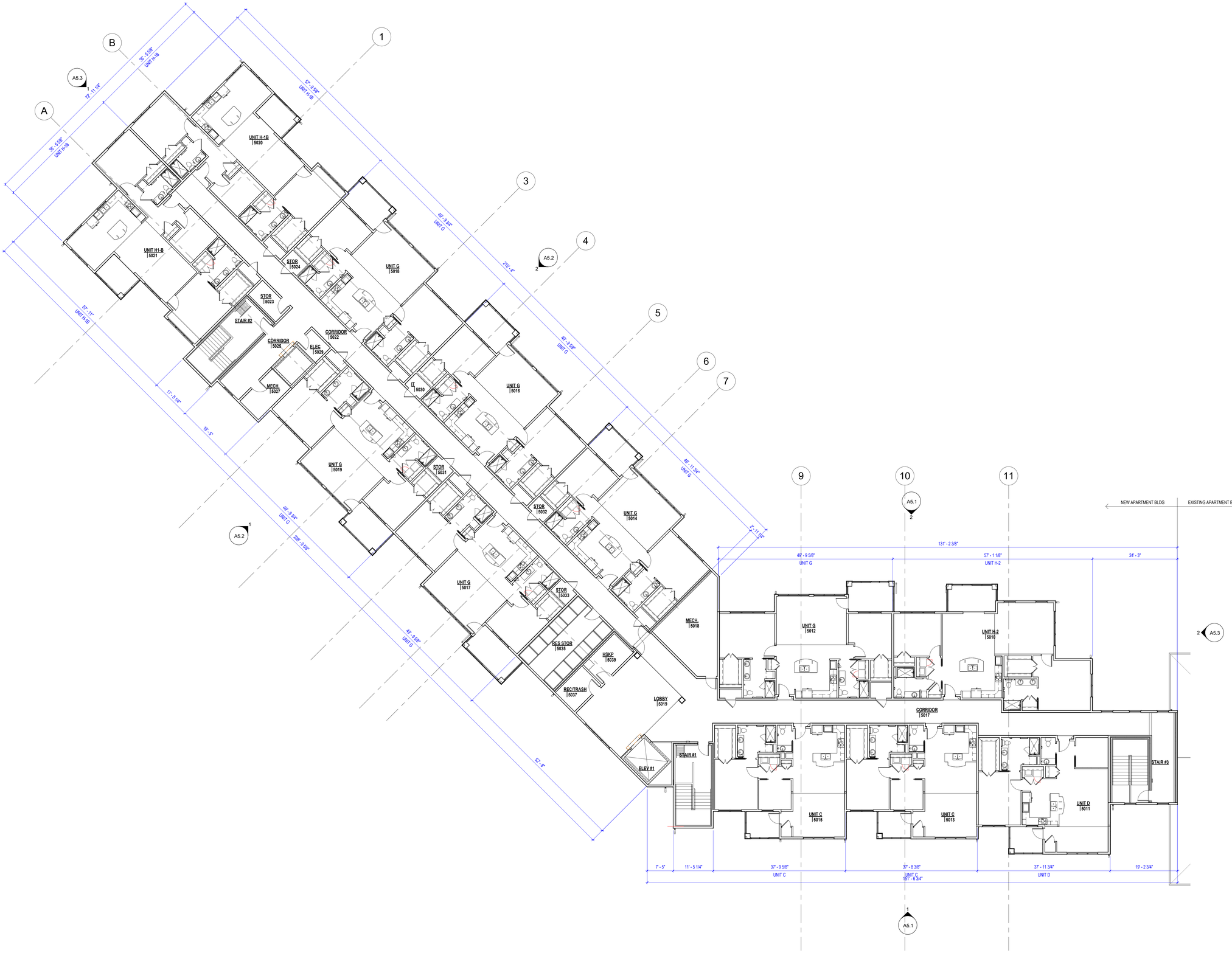
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FOURTH FLOOR OVERALL PLAN

DATE: 03/13/2026

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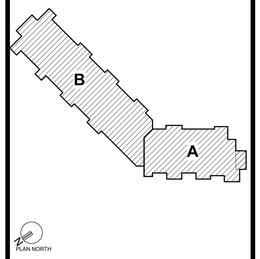
1 A1.7a 5-FIFTH FLOOR PLAN FDP

3/32" = 1'-0"

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GENERAL NOTES

FINAL DEVELOPMENT PLAN



PROJECT TITLE

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MEADOWS BUILDING PHASE III

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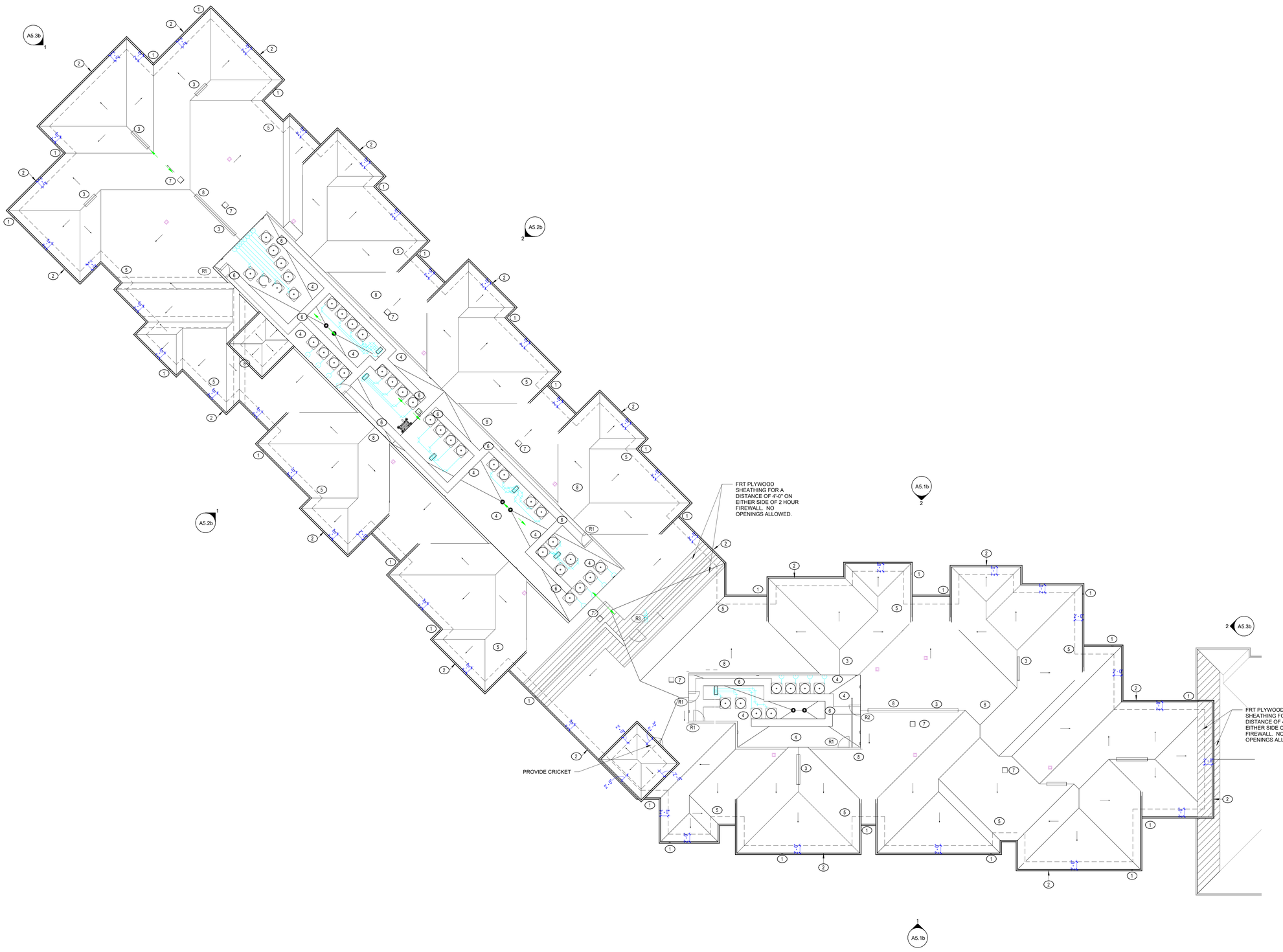
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FIFTH FLOOR OVERALL PLAN

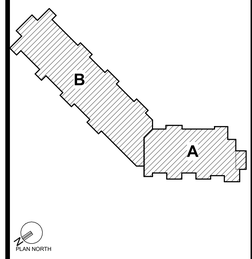
DATE:	03/13/2026	DRAWING	A1.7a
COMM. NO.	25116.00		



1 A1.9a ROOF PLAN FDP

3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. PROVIDE GUTTERS & DOWNSPOUTS CONNECTED TO THE STORM DRAINAGE SYSTEM AT ROOF. COORDINATE WITH CIVIL.

2. PROVIDE SPECIFIED SHINGLES ON ALL ROOF UNLESS UNO.

3. RE: MECH. & PLUMBING DRAWINGS FOR ROOF PENETRATIONS & EQUIPMENT. PROVIDE OSHA APPROVED PLATFORMS AT ALL ROOF TOP EQUIPMENT REQUIRING MAINTENANCE.

4. PROVIDE ICE & WATER SHIELD AT ALL EAVES AND VALLEYS. EXTEND 3' ABOVE VALLEY, AROUND ALL ROOF HATCHES, CRICKETS AND ALL ROOF EDGES.

5. AT FLAT ROOF AREAS, SUPPLEMENTAL RIGID TAPERED ROOF INSULATION PROVIDED TO FACILITATE ROOF SLOPE (1/4" MIN. TO ROOF DRAIN)

6. ROOF SLOPE IS 4/12 U.N.O.

7. REFER TO A6.2 FOR DETAILS.

PLAN NOTES

1. DOWNSPOUT
2. GUTTER
3. RIDGE VENT
4. TPO MEMBRANE ROOFING & FLASHING OVER TAPERED ROOF INSULATION SLOPED 1/4" PER FOOT TO DRAIN. CRICKETS AT 1/2" PER FOOT.
5. DRAFTSTOPPING WALL IN ATTIC
6. 24" WIDE WALKWAY PAD RE: SPECS.
7. SOLAR ROOF VENT
8. SELF CLOSING HINGED ACCESS DOOR

FINAL DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
CURTIS P. JENNINGS III
NUMBER A-2023034555
3/13/2025
ARCHITECT

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ROOF PLAN

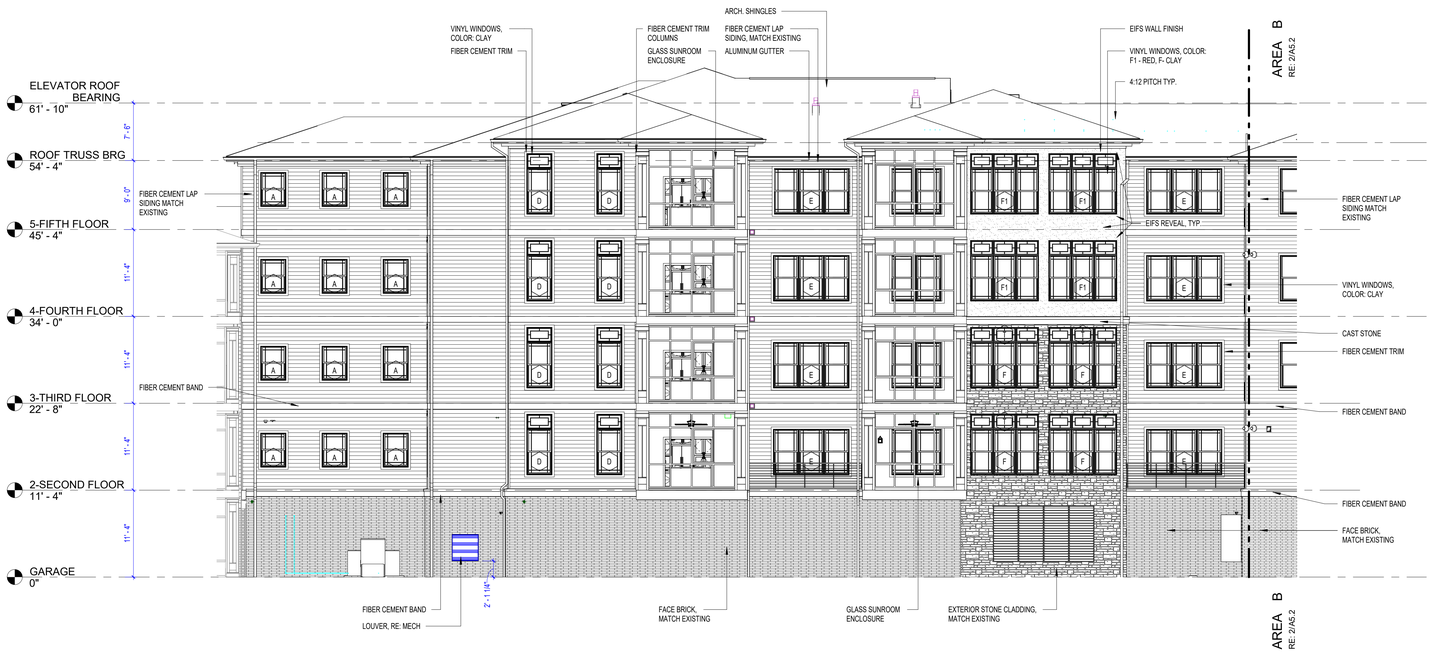
DATE: 03/13/2026

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2 A5.1a N. ELEVATION - AREA A FDP

1/8" = 1'-0"



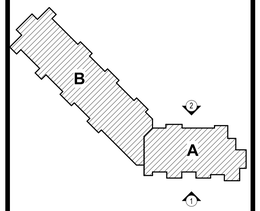
1 A5.1a S. ELEVATION - AREA A FDP

1/8" = 1'-0"

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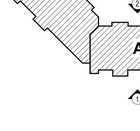
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KEYPLAN



GENERAL NOTES

FINAL DEVELOPMENT PLAN



PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	: DAS	DRAWN	: DRW
ARCHITECT	: DAS	CHECKED	: CHK
ENGINEER	: DES	APPROVED	: APP

NO.	REVISION DESCRIPTION	DATE

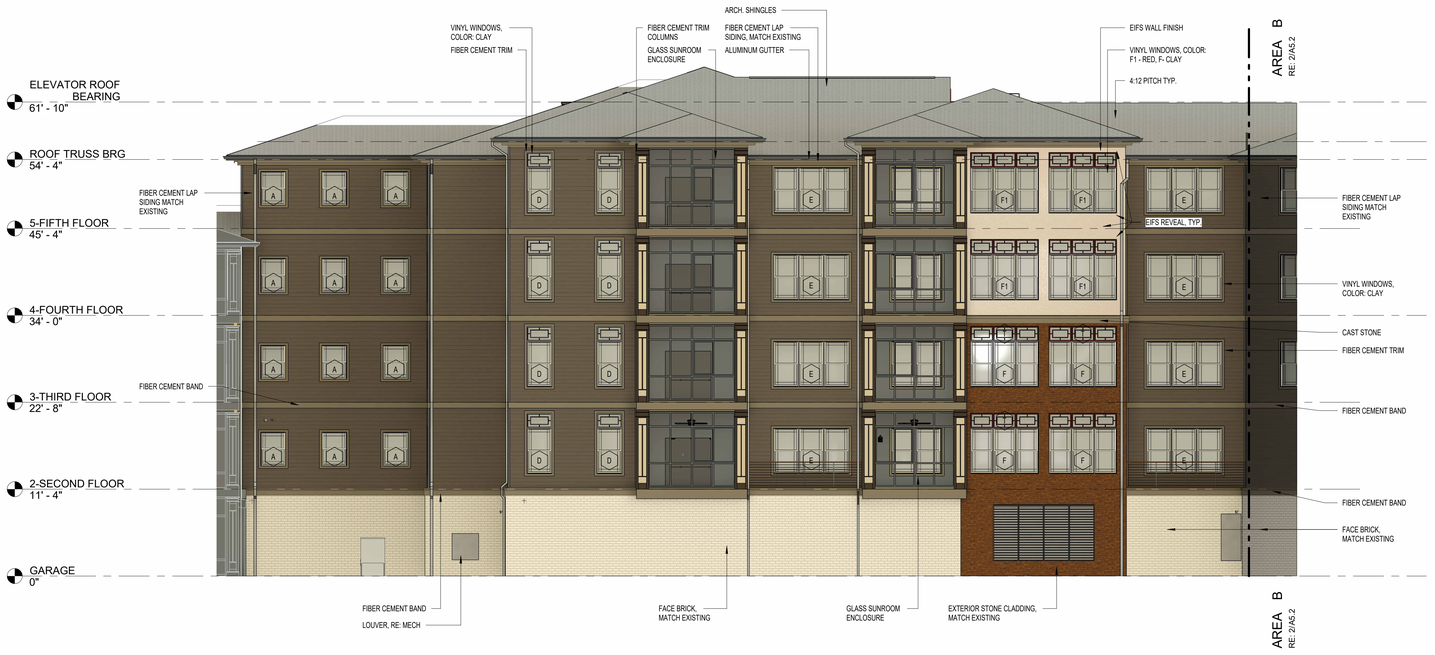
DRAWING TITLE

EXTERIOR ELEVATIONS

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A5.1a



2 A5.1b **N. ELEVATION - AREA A FDP Color**

1/8" = 1'-0"



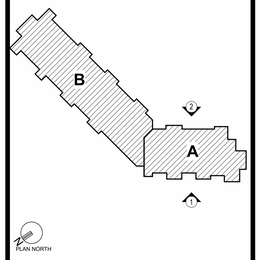
1 A5.1b **S. ELEVATION - AREA A FDP Color**

1/8" = 1'-0"

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GENERAL NOTES

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EXTERIOR ELEVATIONS COLOR

DATE:	03/13/2026	DRAWING	A5.1b
COMM. NO.	25116.00		



2 A5.2a
N. ELEVATION - AREA B FDP
1/8" = 1'-0"

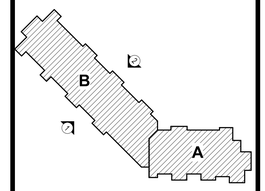


1 A5.2a
S. ELEVATION - AREA B FDP
1/8" = 1'-0"

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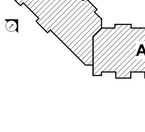
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PLAN NORTH

GENERAL NOTES

FINAL DEVELOPMENT PLAN



PROJECT TITLE

John Knox Village

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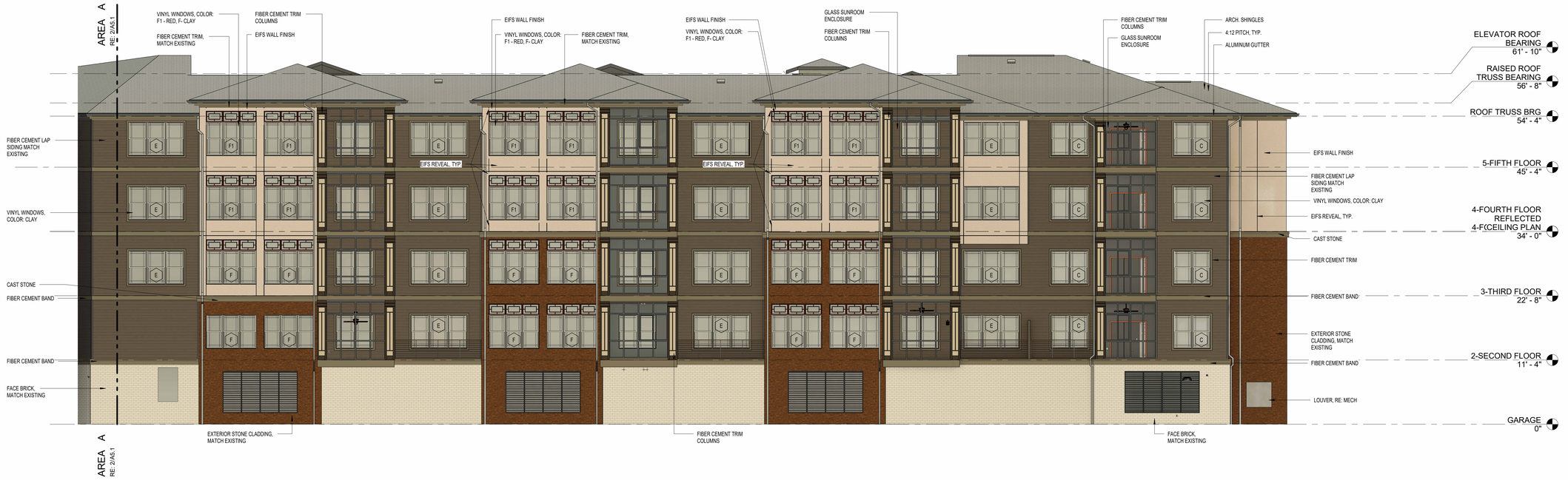
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EXTERIOR ELEVATIONS

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A5.2a



2 A5.2b

N. ELEVATION - AREA B FDP Color

1/8" = 1'-0"



1 A5.2b

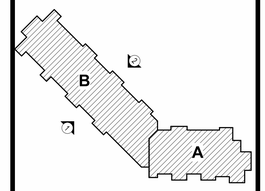
S. ELEVATION - AREA B FDP Color

1/8" = 1'-0"

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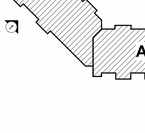
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FINAL DEVELOPMENT PLAN



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EXTERIOR ELEVATIONS COLOR

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A5.2b

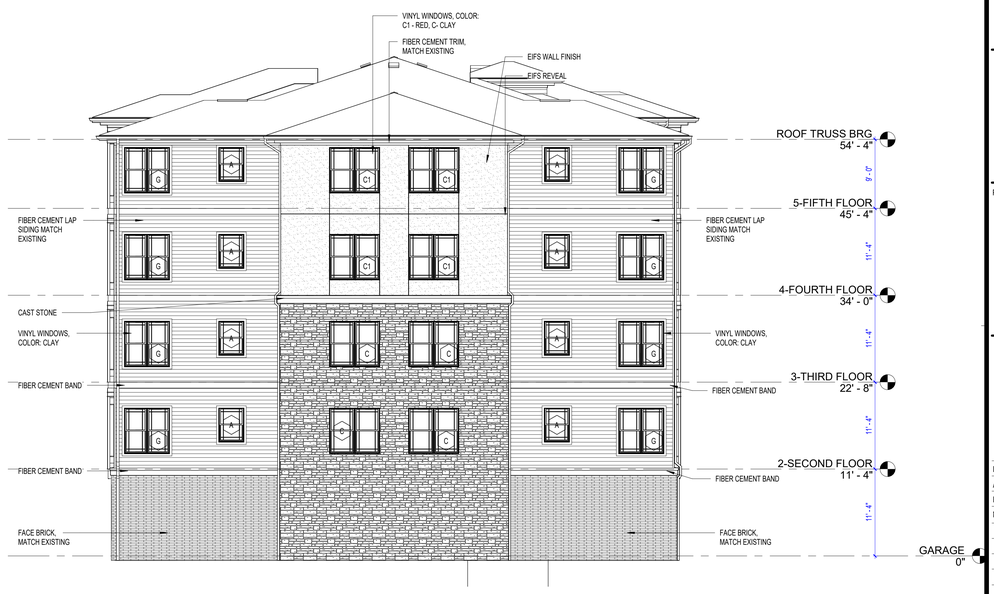
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2 A5.3a **E. ELEVATION - AREA A FDP**

1/8" = 1'-0"



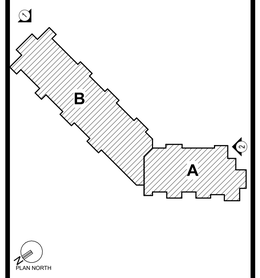
1 A5.3a **W. ELEVATION - AREA B FDP**

1/8" = 1'-0"

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KEYPLAN



GENERAL NOTES

FINAL DEVELOPMENT PLAN

COMMONWEALTH OF MISSOURI
CHRISTIE JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT : DAS		CHECKED : CHK	
ENGINEER : DES		APPROVED : APP	

NO.	REVISION DESCRIPTION	DATE

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EXTERIOR ELEVATIONS

DATE: 03/13/2026

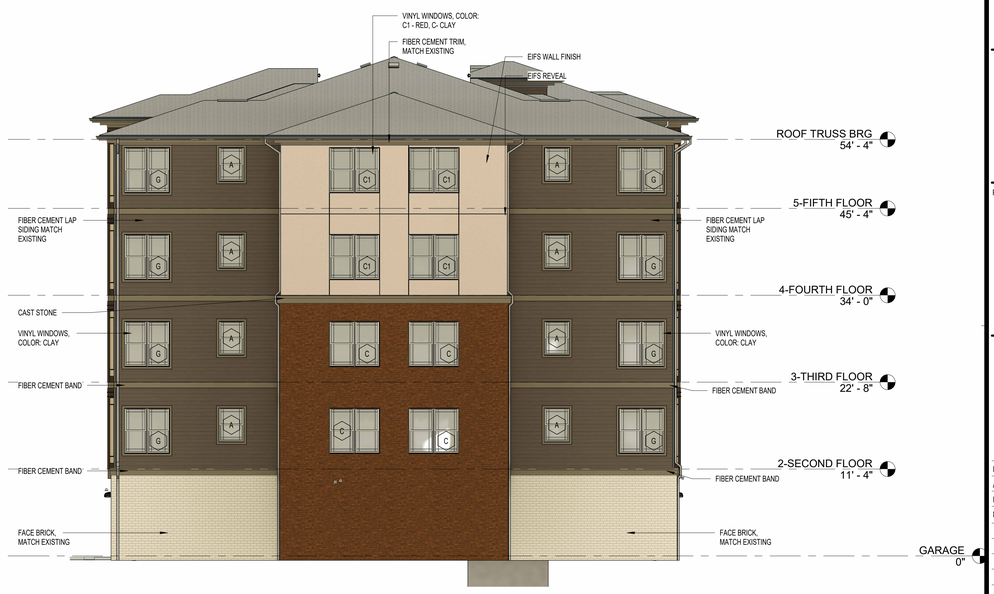
COMM. NO. 25116.00

DRAWING A5.3a



2 A5.3b — E. ELEVATION - AREA A FDP Color

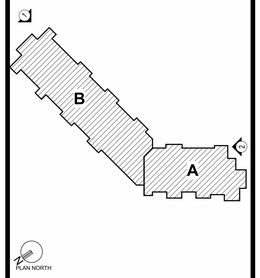
1/8" = 1'-0"



1 A5.3b — W. ELEVATION - AREA B FDP Color

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

FINAL DEVELOPMENT PLAN

STATE OF MISSOURI
CHRISTOPHER JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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ARCHITECT : DAS		CHECKED : CHK	
ENGINEER : DES		APPROVED : APP	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

EXTERIOR ELEVATIONS COLOR

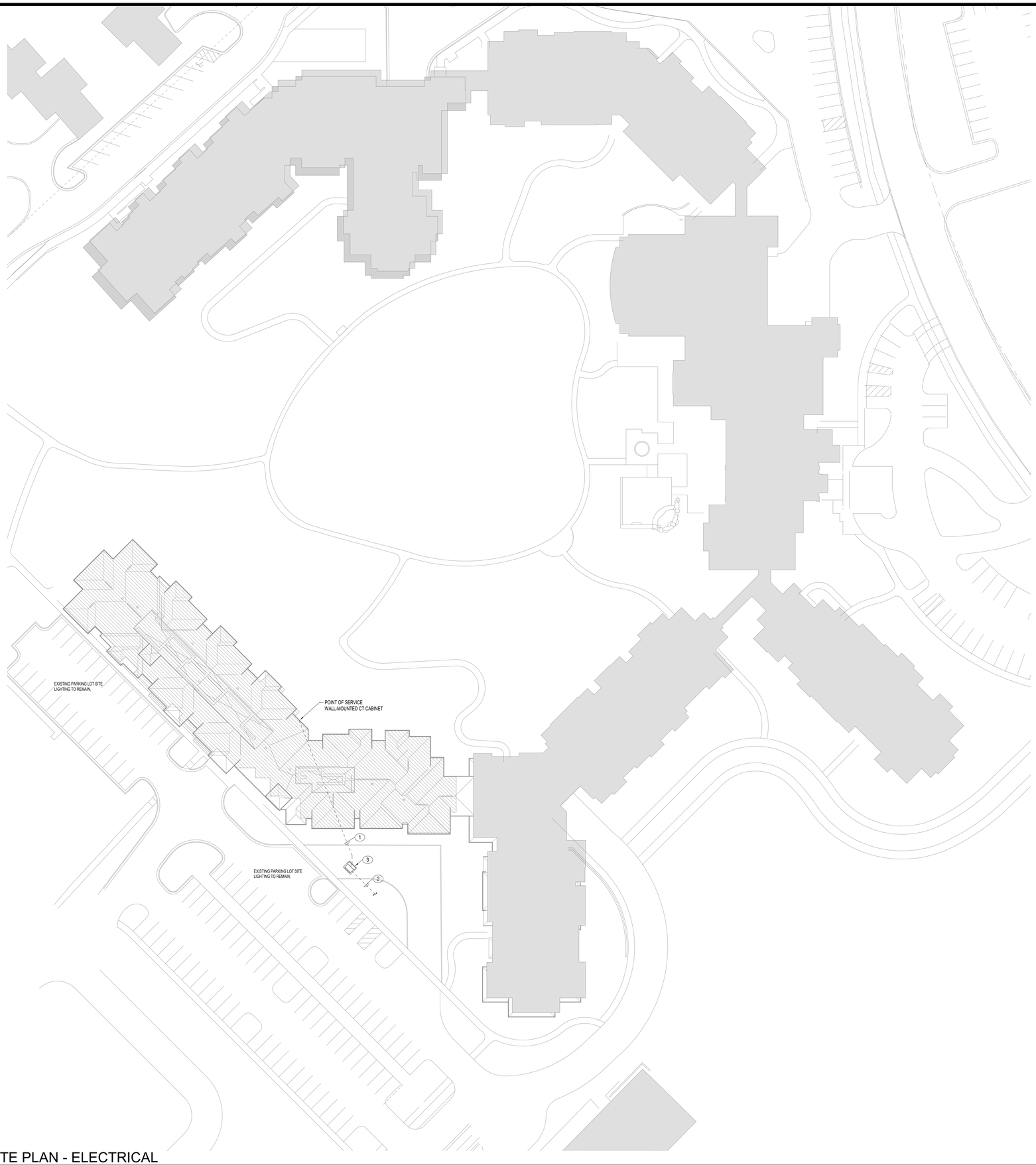
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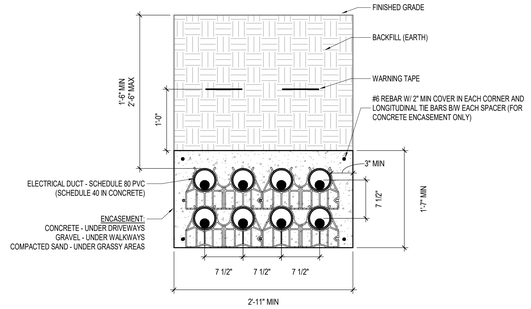
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1 ES1.1 SITE PLAN - ELECTRICAL
1/32" = 1'-0"



2 ES1.1 DUCT BANK DETAIL 2X4
N.T.S.

GENERAL NOTES

A. REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS AND LOCATIONS OF ALL NEW SITE POLE LUMINAIRES. E.C. SHALL SUPPLY AND INSTALL ALL LUMINAIRES INDICATED ON CIVIL DRAWINGS.
B. THE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED AND COORDINATED WITH ALL UTILITY COMPANIES AND CIVIL DRAWINGS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
C. EACH CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES AND MATERIALS AS REQUIRED, INCLUDING ALL LABOR AND INCIDENTALS NECESSARY FOR A COMPLETE INSTALLATION IN WORKING AND OPERABLE CONDITION.
D. EACH CONTRACTOR SHALL SEAL ALL EXTERIOR WALL PENETRATIONS IN WATER-TIGHT MANNER. CONTRACTOR SHALL INSTALL PIPE SLEEVES IN ALL EXTERIOR WALL/FOUNDATION PENETRATIONS. CUTTING AND SLEEVING FOR INSTALLATION SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR TO COMMENCING WORK.
E. ALL SERVICE DUCT CONDUIT BENDS SHALL BE MADE WITH LONG SWEEPING RADIUS ELBOWS.
F. PROVIDE GALVANIZED RIGID CONDUIT FOR EXTERIOR UNDERGROUND TRANSITIONS TO ABOVE GRADE; EXTEND CONDUIT A MINIMUM OF 3' ABOVE GRADE.
G. CONDUCTORS AND CABLES INSTALLED UNDERGROUND SHALL BE SUITABLE FOR WET LOCATIONS.
H. EACH CONTRACTOR SHALL COORDINATE ROUTING AND DEPTH OF RESPECTIVE TRADE WITH OTHER UTILITIES SO AS TO AVOID CONFLICT.
I. EACH CONTRACTOR SHALL PROVIDE FOR ALL TRENCHING/ EXCAVATION, BACKFILL, AND PATCHING OF SURFACES TO ORIGINAL CONDITION FOR THE INSTALLATION OF THEIR RESPECTIVE TRADE.
J. ALL BRANCH CIRCUIT WIRING FOR EXTERIOR LIGHTING SHALL BE ACCOMPLISHED WITH MINIMUM #10 AWG COPPER AND ALL RACEWAY FOR UNDERGROUND BRANCH CIRCUITS SHALL BE 1" SCHEDULE 40 PVC MINIMUM.

PLAN NOTES (#)

1. UNDERGROUND SERVICE LATERAL FROM PADMOUNT SERVICE TRANSFORMER TO MAIN SERVICE PANEL VIA C/T CABINET. REFER TO ONE-LINE DIAGRAM, E4.1, FOR ADDITIONAL INFORMATION.
2. PRIMARY UNDERGROUND RACEWAY AND CONDUCTORS PROVIDED AND INSTALLED BY THE LOCAL ELECTRIC UTILITY.
3. PADMOUNT SERVICE TRANSFORMER, PROVIDED AND INSTALLED BY LOCAL ELECTRIC UTILITY. CONSTRUCT CONCRETE TRANSFORMER PAD PER LOCAL ELECTRIC UTILITY REQUIREMENTS.

STATE OF MISSOURI
CHRISTOPHER IVIAL WILLIAMS
NUMBER PE-2009009754
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER : DAS	DRAWN : JDM
ARCHITECT : DAS	CHECKED : CIW
ENGINEER : NAD	APPROVED : CIW

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
SITE PLAN - ELECTRICAL

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DRAWING ES1.1

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