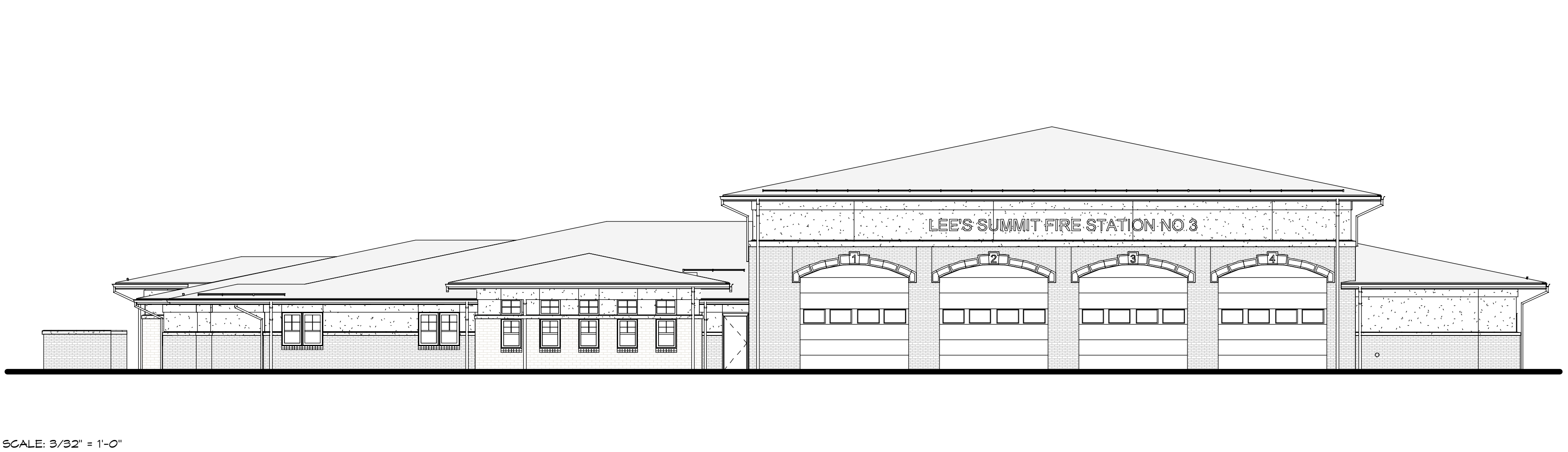


LEE'S SUMMIT STATION #3

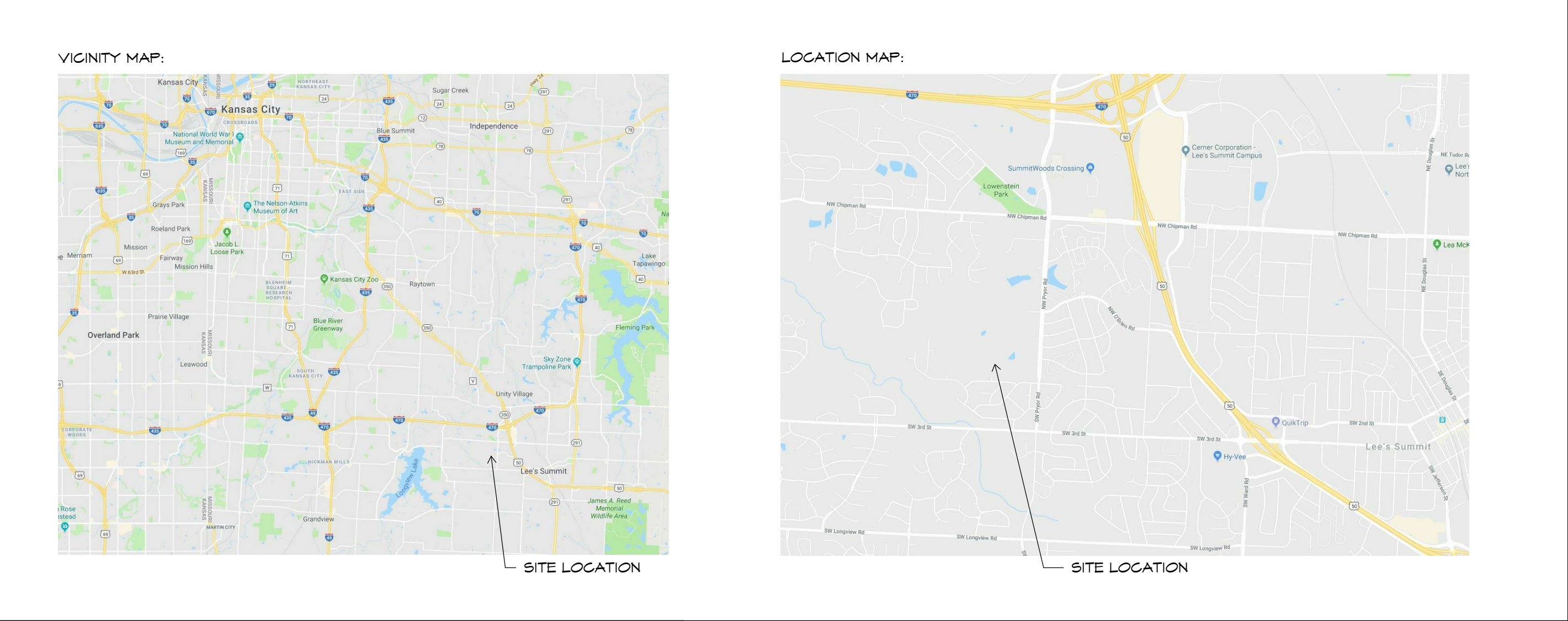
FINAL DEVELOPMENT REVIEW

ISSUE DATE:
04 / 10 / 2018

NORTH ELEVATION:



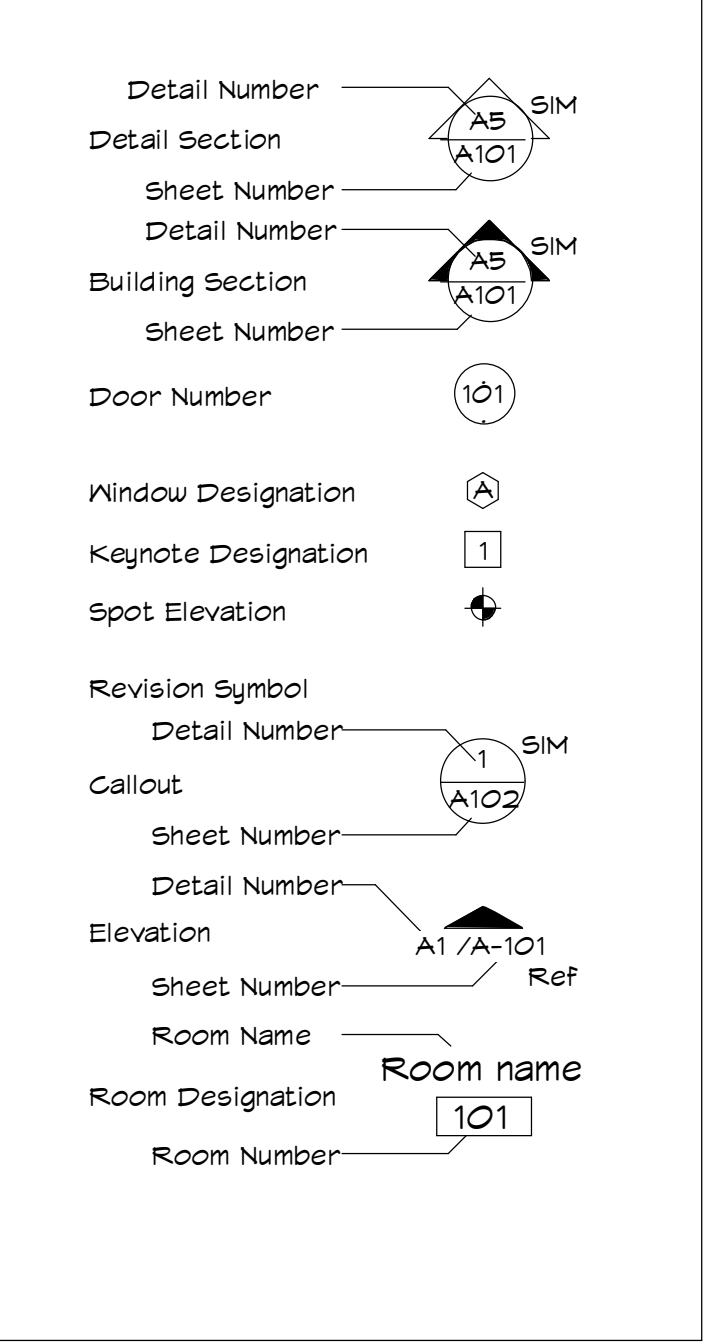
VICINITY/LOCATION MAPS:



ALTERNATES:



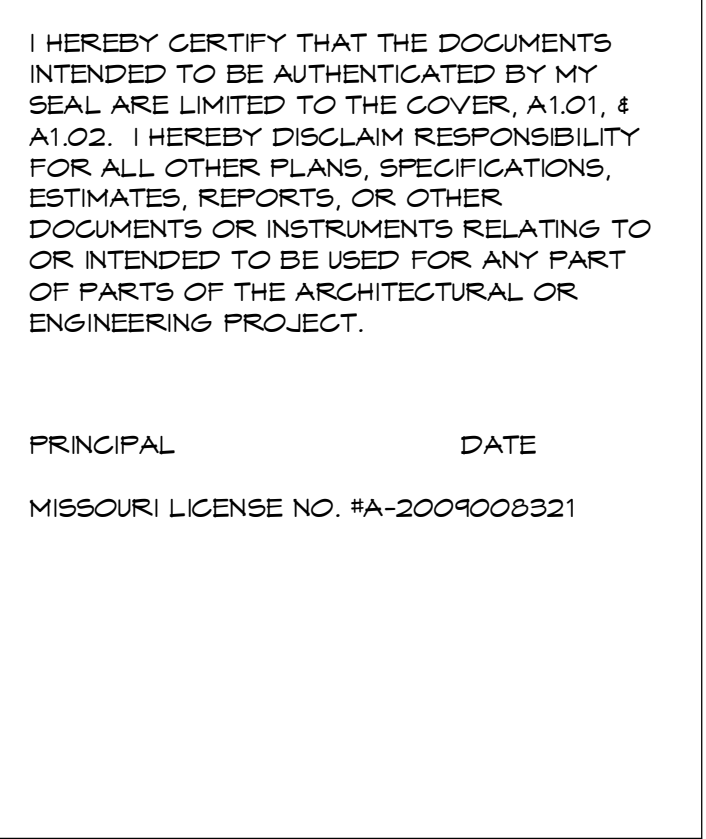
SYMBOLS:



DRAWING LIST:

1 - CIVIL	EXISTING CONDITIONS & DEMOLITION	4 - MECHANICAL, PLUMBING, ELECTRICAL
C1.0	SITE LAYOUT PLAN	SL1.0 SITE LIGHTING
C2.0	DIMENSION PLAN	
C3.0	GRADING PLAN	
C4.0	UTILITY PLAN	
C5.0	STORM PIPE PROFILES	
C6.0	EROSION CONTROL PLAN	
C7.0	LANDSCAPE PLAN	
C8.0	SITE DETAILS	
C9.0	OUTLET STRUCTURE	
C10.0	CITY STANDARD DETAILS	
C10.1	CITY STANDARD DETAILS	
C10.2	CITY STANDARD DETAILS	
2 - ARCHITECTURE		
SP1.02	SITE DETAILS	
A1.01	FIRST FLOOR DIMENSION PLAN	
A2.01	EXTERIOR ELEVATIONS	

AUTHENTICITY:



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LEGAL DESCRIPTION

(FINAL PLAT PENDING) LOT 1, OF A MAJOR SUBDIVISION IN THE EAST 1/2 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GENERAL NOTES

1. ZONING: PMIX (FINAL PLAT PENDING)
2. CURRENT USE: VACANT LOT.
3. PROPOSED USE: FIRE STATION
4. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY PREPARED BY THE CITY OF LEE'S SUMMIT, MO.
5. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES, APPENDIX A TO 28 CFR PART 26.
6. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVITY, AND POSITION.
7. THE CITY OF LEE'S SUMMIT, MO SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
8. ALL NEWLY INSTALLED MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY CODES.

NOTE:

NO OIL AND/OR GAS WELLS WITHIN THE SUBJECT PROPERTY.
SOURCE OF INFORMATION: MISSOURI DEPARTMENT OF NATURAL RESOURCES, OIL & GAS WELLS (UPDATED 02/02/2018)

DEMOLITION NOTES:

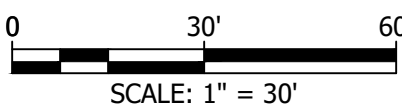
1. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE TOPOGRAPHIC INFORMATION GIVEN TO BARTLETT & WEST, INC. AT THE TIME OF DESIGN. CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING DEMOLITION AND IS RESPONSIBLE FOR ALL DEWATERING NECESSARY FOR CONSTRUCTION.
3. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
4. ALL WASTE EXCAVATION, CONSTRUCTION MATERIALS, DEMOLISHED STRUCTURES AND DEBRIS REMOVED FROM THE SITE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MISSOURI DESIGN CODES.
5. ALL EXCAVATED OR OTHERWISE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS NEARLY AS IS PRACTICAL. THE REPLACEMENT MATERIALS SHALL BE COMPACTED SO AS TO PREVENT SETTLEMENT. ANY PARKING OR DRIVE SURFACING, SIDEWALK OR ESTABLISHED TURF AREAS SHALL BE REPLACED IN KIND OR AS SHOWN HEREIN.
6. ALL DEMOLITION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MISSOURI DESIGN CODES.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES REQUIRED FOR SAFETY IN AND AROUND THE CONSTRUCTION SITE. CONTINUOUS MAINTENANCE OF TRAFFIC CONTROL DEVICES DURING THE TERM OF THIS PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
8. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED BY MEANS OF FENCING AND OTHER DEVICES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THESE STRUCTURES AND CLEAN UP ALL DEBRIS NEAR, ON, OR AROUND THESE STRUCTURES AT COMPLETION OF WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING REMOVAL AND REPLACEMENT OF ALL UTILITIES ON THIS SITE WITH THE OWNER, AND THE APPROPRIATE UTILITY PROVIDER, ALL UTILITIES INCLUDE, BUT ARE NOT LIMITED TO STORM, SANITARY, GAS, ELECTRIC, WATER, TELEPHONE, AND CABLE.
10. THE CONTRACTOR SHALL VERIFY ANY DEMOLITION DIMENSIONS SHOWN PRIOR TO COMMENCING DEMOLITION.
11. THE CONTRACTOR SHALL ESTABLISH STAGING, STORAGE AND PARKING AREAS PER APPROVAL OF THE OWNER, THE AREAS SHALL BE FENCED WITH TEMPORARY FENCING AS APPROVED BY THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.
13. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN MOVING UTILITIES.
14. SAWCUTS ALONG SIDEWALKS AND PAVEMENT SHALL BE REMOVED AT THE NEAREST EXISTING JOINT.

CONTROL POINTS:

POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION
1000	1000928.741	2813320.617	959.80	CUT "+" ON AREA INLET
1002	1001444.329	2813339.244	982.76	CUT "+" ON SIDEWALK
2001	1001071.266	2812952.628	949.75	1" STEEL ROD WITH "CP" CAP
2002	1000922.434	2813410.915	960.02	CUT "+" ON SIDEWALK
2003	1001382.883	2813434.436	981.17	CUT "+" ON SIDEWALK

SURVEY NOTE

THE ABOVE COORDINATES ARE BASED UPON GROUND VALUES. THEY HAVE BEEN SCALED FROM JACKSON COUNTY MONUMENT JA-148, NORTH: 999842.966, EAST: 2807771.783 (COORDINATES IN FEET) USING ITS COMBINED GRID FACTOR OF 0.9999020, 2003 ADJUSTMENT.



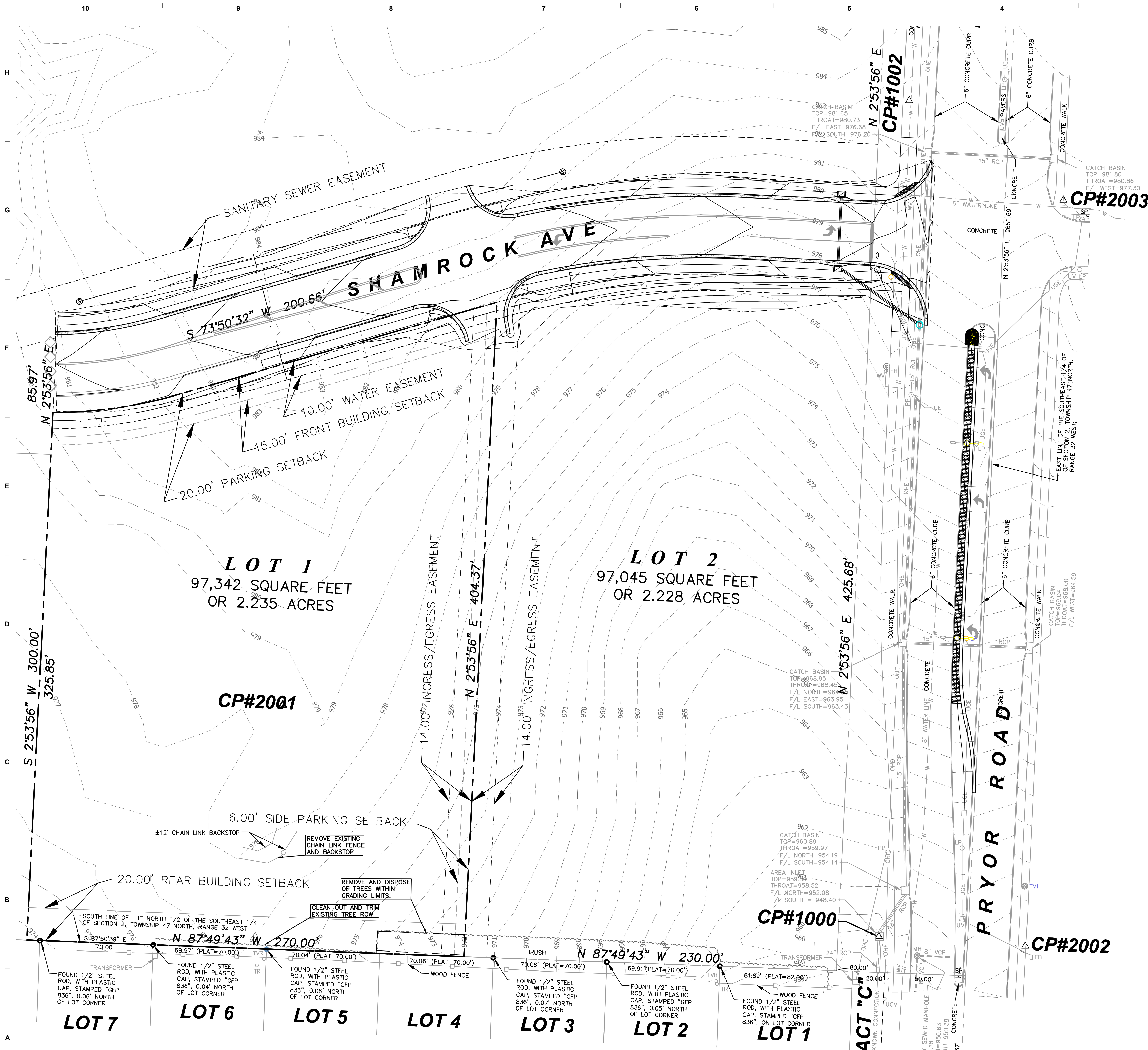
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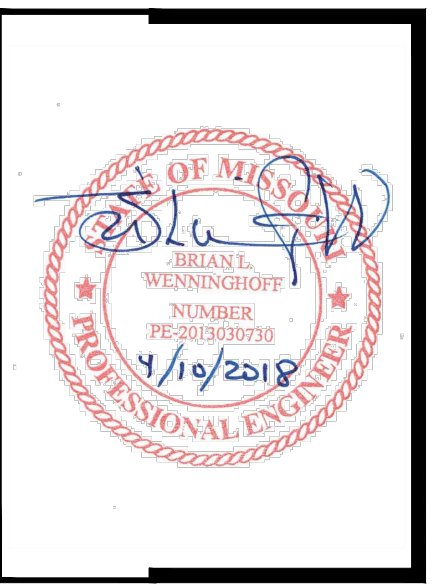
EXISTING
CONDITIONS
& DEMOLITION
C1.0

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102



JOB NUMBER	17016
ISSUE DATE	04/10/2018
REVISIONS	

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SITE SUMMARY

EXISTING SITE SUMMARY:

EXISTING BUILDINGS:	0 SF	(0.00 AC.)
EXISTING PAVEMENT:	0 SF	(0.00 AC.)
TOTAL IMPERVIOUS:	0 SF	(0.00 AC.)
EXISTING PERVIOUS:	97,342 SF	(2.24 AC.)
TOTAL SITE AREA:	97,342 SF	(2.24 AC.)

PROPOSED SITE SUMMARY:

PROPOSED BUILDINGS:	16,050 SF	(0.37 AC.)
PROPOSED PAVEMENT:	40,571 SF	(0.94 AC.)
PROPOSED IMPERVIOUS:	56,771 SF	(1.31 AC.)
PROPOSED PERVIOUS:	40,571 SF	(0.93 AC.)
TOTAL SITE AREA:	97,342 SF	(2.24 AC.)

FLOOR AREA RATIO

16,050 SF/97342 SF= 16.48%

PARKING

DESIGN REQUIREMENTS: 24 STALLS + 1 VAN ACCESSIBLE STALL

PROVIDED: 29 STALLS + 1 VAN ACCESSIBLE STALL + 1 STANDARD ADA STALL

LAYOUT NOTES:

- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES AND INCIDENTAL DAMAGE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
- ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
- CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
- ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
- CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
- CONNECT WATER LINES WITH APPROPRIATE TEE JOINTS & VALVE BOXES PER CITY OF LEE'S SUMMIT UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS. CONTACT CITY OF LEE'S SUMMIT UTILITY DEPARTMENT REPRESENTATIVE PRIOR TO ANY WATER LINE INSTALLATION.
- ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, ETC.) SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER/ARCHITECT AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
- ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF LEE'S SUMMIT, MISSOURI.
- REFER TO ELECTRICAL ENGINEER'S PLANS FOR ALL LOCATIONS, TYPE, DESIGN AND DETAILS OF SITE LIGHTING AND ALL ELECTRICAL ROUTING USED THROUGHOUT THE PROJECT.
- CONTRACTOR TO INSTALL ANY NECESSARY OIL/WATER SEPARATORS BASED ON BUILDING USE. COORDINATE WITH UTILITY PLAN.
- CONTRACTOR TO PROVIDE PAVEMENT JOINTING PLAN FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
- CONTRACTOR TO CALCULATE AMOUNT OF FIBER NEEDED IN 6" REINFORCED CONCRETE.
- WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY MAINS AND AT LEAST 5 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- WATER MAINS SHALL MAINTAIN 18-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVERAGE OF 42-INCHES.

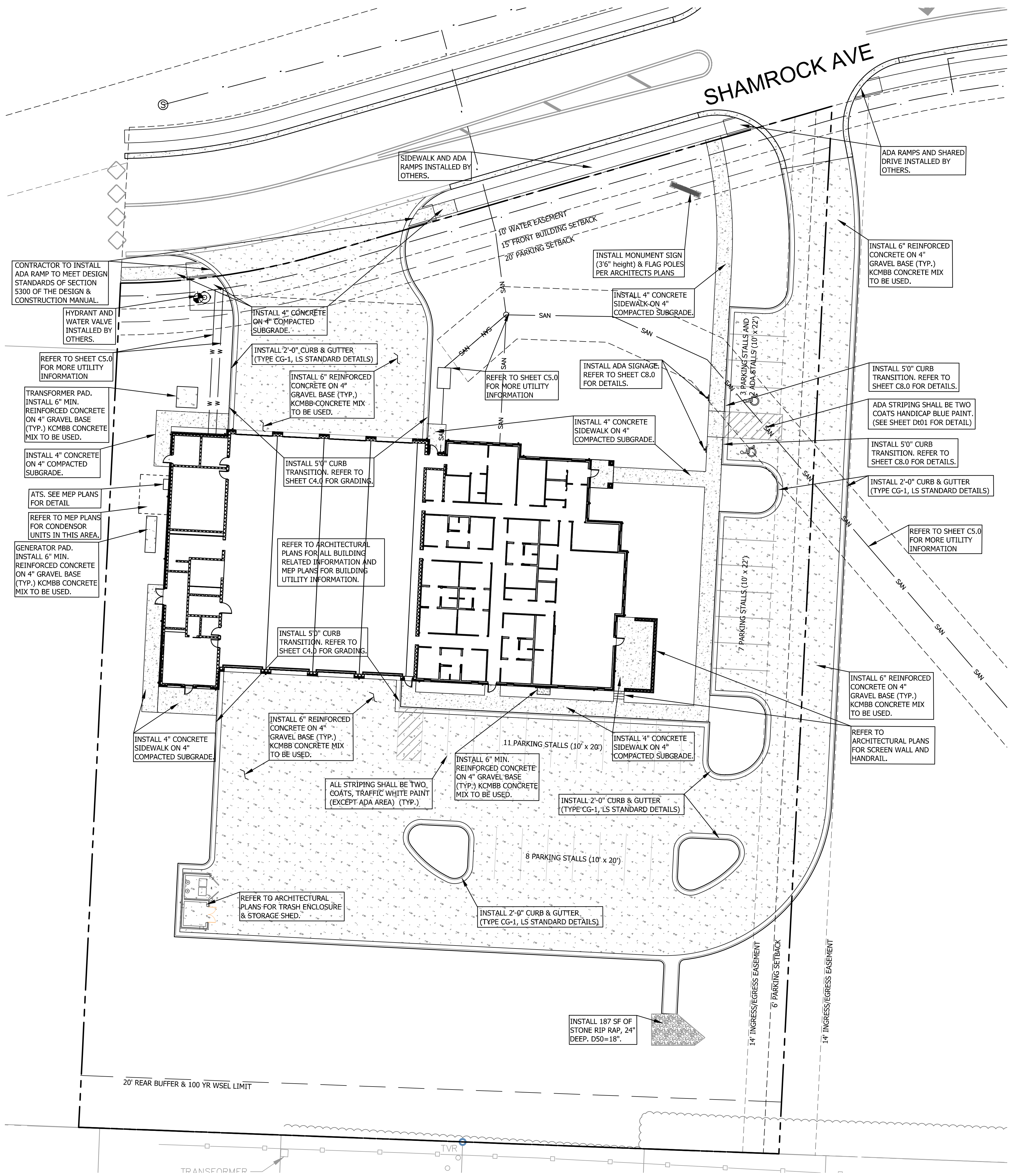
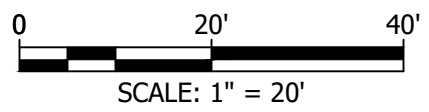
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LEE'S SUMMIT, MO 64081

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**SITE LAYOUT
PLAN**

C2.0



JOB NUMBER	17016
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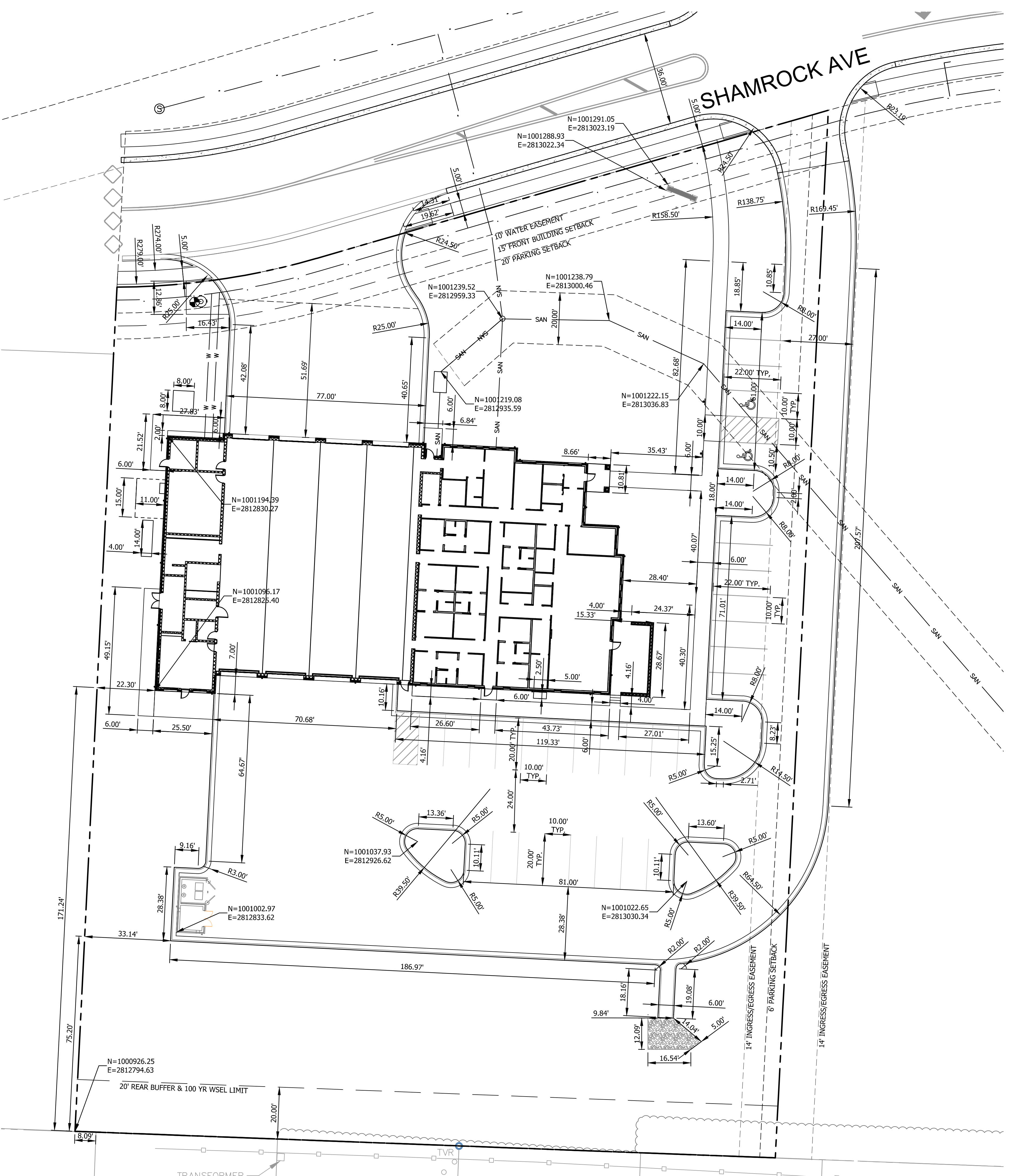
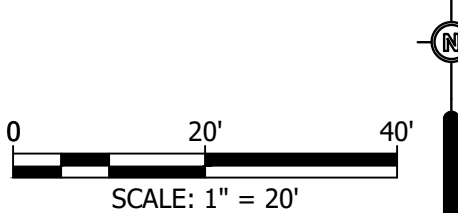
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DIMENSION
PLAN
C3.0



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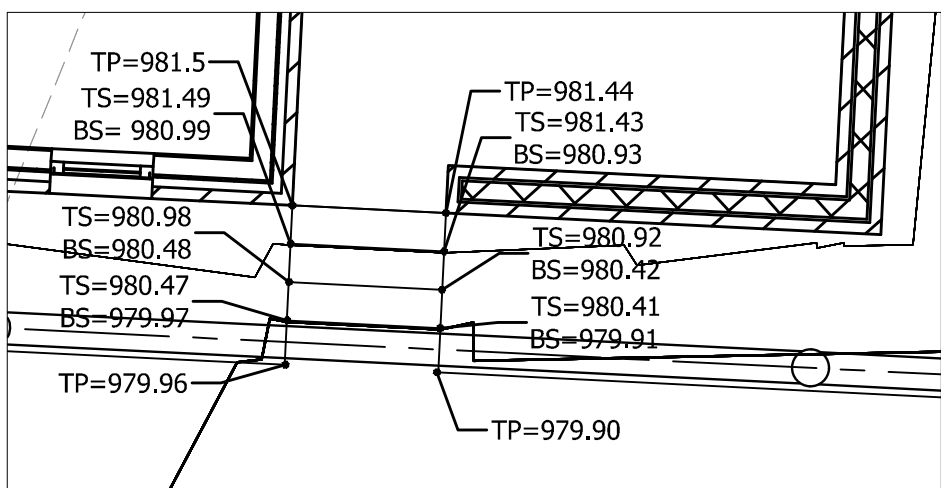
GRADING PLAN

C4.0

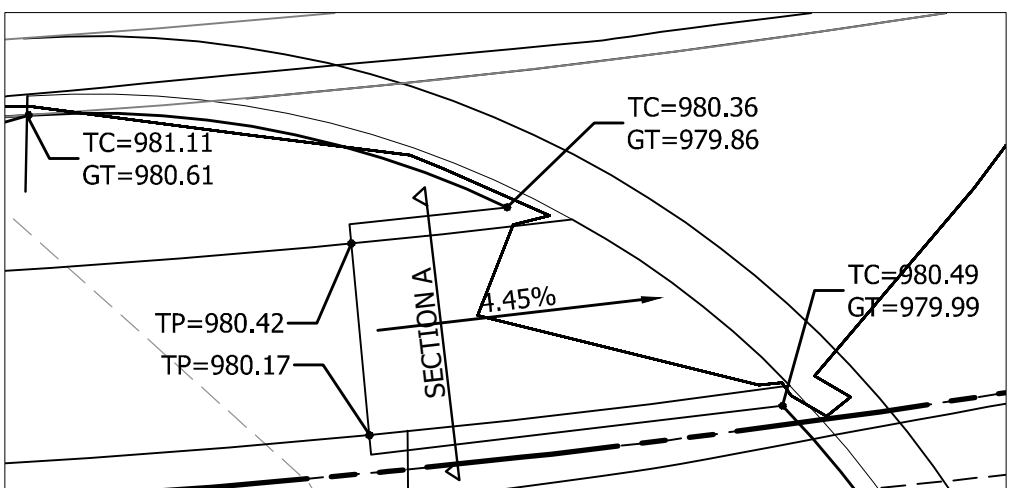
GRADING NOTES:

- ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL ASSUME NO ROCK EXCAVATION AS PART OF MASS GRADING OR UTILITY CONSTRUCTION. CONTRACTOR SHALL PROVIDE A UNIT PRICE ESTIMATE FOR ROCK EXCAVATION AS NECESSARY WITH BID.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE SITE GRADING.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT (IF APPLICABLE) AND SHALL BECOME FAMILIAR WITH ALL SOIL CONDITIONS AND RECOMMENDATIONS.
- ALL AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT SHALL BE FINISHED WITH 6" (MIN.) OF TOPSOIL AND GRADED/RESTORED TO EXISTING CONDITIONS PRIOR TO DISTURBANCE.
- ALL AREAS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
- ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
- GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
- EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL PROPOSED SIDEWALKS SHALL HAVE A MINIMUM OF 1% CROSS SLOPE AND A MAXIMUM CROSS SLOPE OF 1.5%.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR. REFER TO EROSION CONTROL SHEET FOR MORE NOTES AND INFORMATION.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE REVIEWING GOVERNING AGENCY. THIS SHALL BE COMPLETED WITHIN SEVEN (7) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE THE SEASONAL SEEDING PERIOD, SILT FENCES SHALL BE INSTALLED AS REQUIRED UNTIL SUCH TIME THAT THE AREA(S) CAN BE SEEDED.
- SILT FENCES REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH HEAVY RAINSTORM AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE, THE SEDIMENT SHALL BE REMOVED OR A SECOND SILT FENCE SHALL BE INSTALLED. ALL COSTS ASSOCIATED WITH THIS WORK, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.
- THE CONTRACTOR SHALL NOT PERFORM FINAL GRADING OR SEEDING UNTIL ALL UTILITY INSTALLATIONS ARE COMPLETE.
- AT ALL BUILDING EXITS ENSURE MINIMUM OF 5' LANDING DEPTH (IN DIRECTION OF TRAVEL) AT 2% MAXIMUM SLOPE. NO SIDEWALK IS TO EXCEED 5% SLOPE UNLESS IT IS AN ADA COMPLIANT RAMP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONSTRUCTION STAKES, CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.

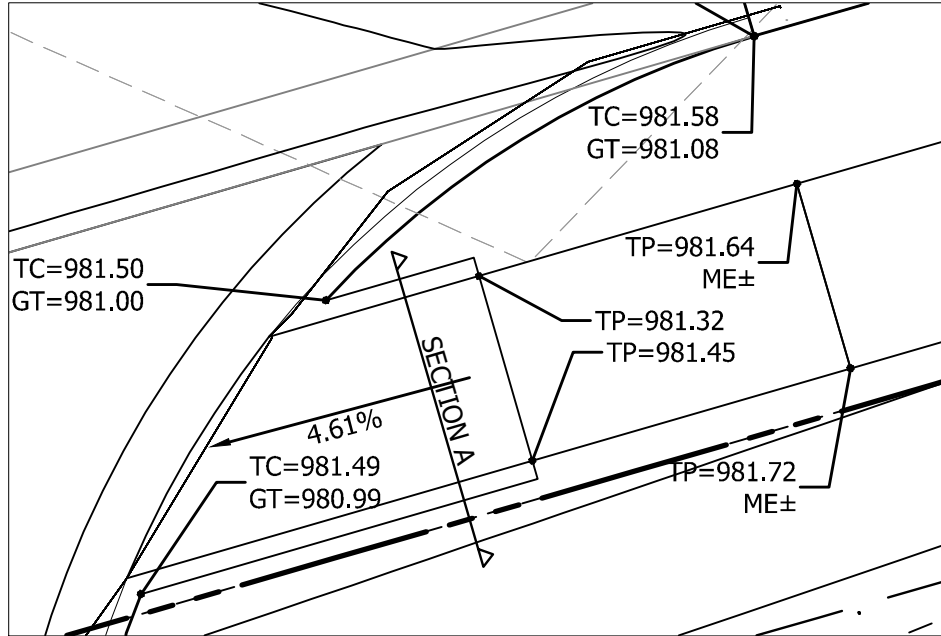
CALLOUT LEGEND	
HP	= HIGH POINT
LP	= LOW POINT
TC	= TOP OF CURB
GT	= GUTTER
TP	= TOP OF PAVEMENT
FG	= FINISHED GRADE
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
TS	= TOP OF STEP
BS	= BOTTOM OF STEP



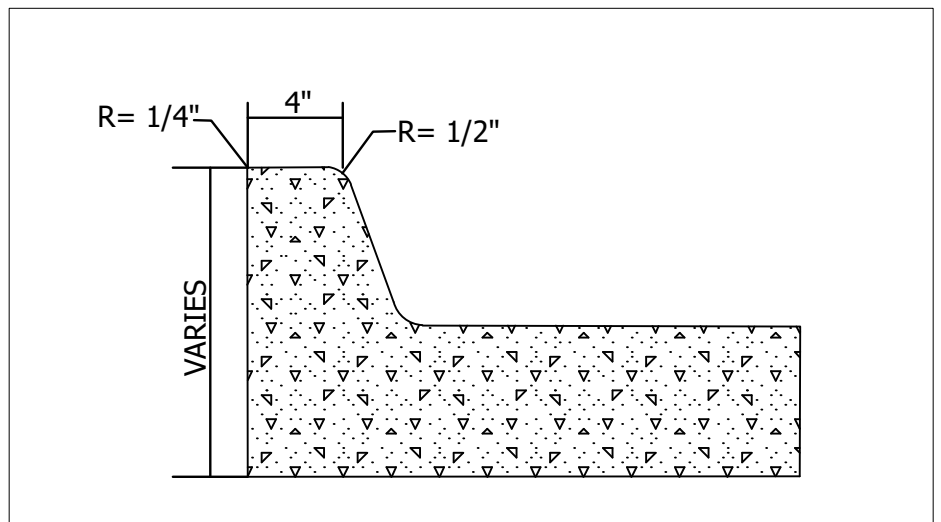
PATIO STEP GRADING DETAIL:
NTS



WEST COMMERCIAL ENTRANCE- ADA RAMP WEST
NTS

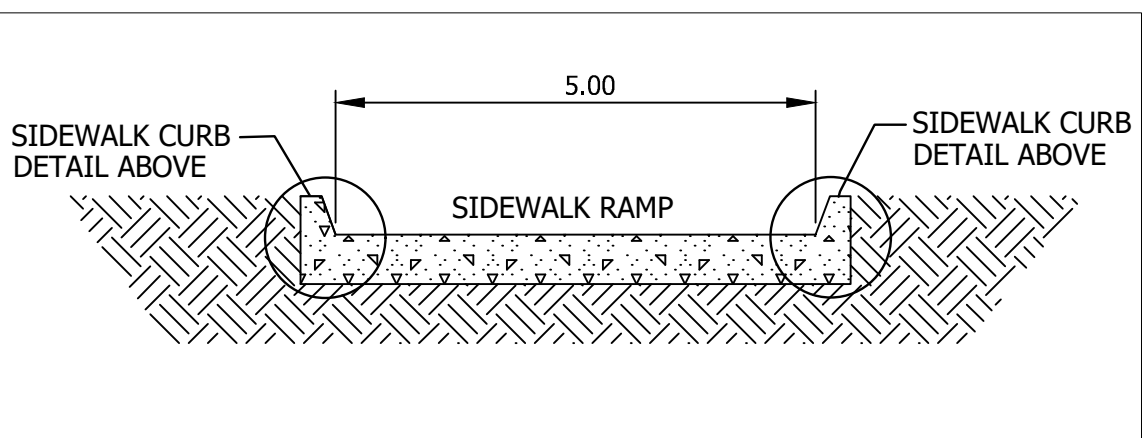


WEST COMMERCIAL ENTRANCE- ADA RAMP EAST
NTS

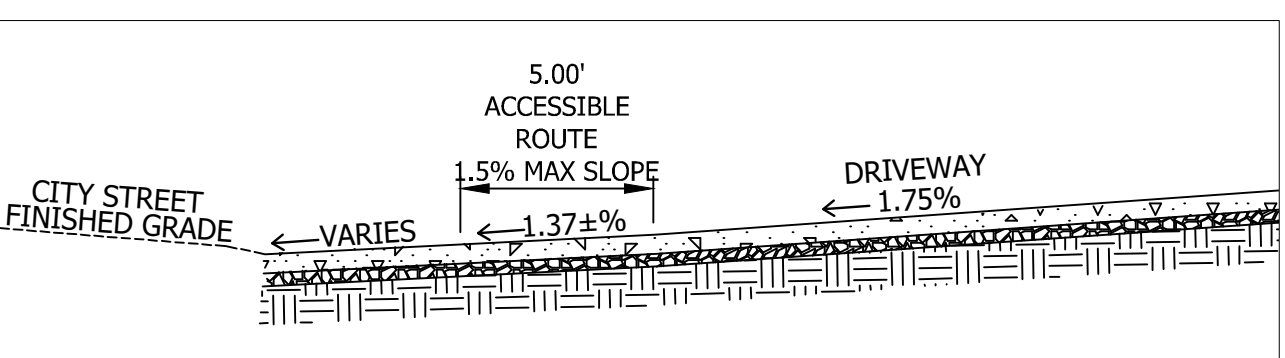


ADA PARKING AND RAMP GRADING DETAIL:
NTS

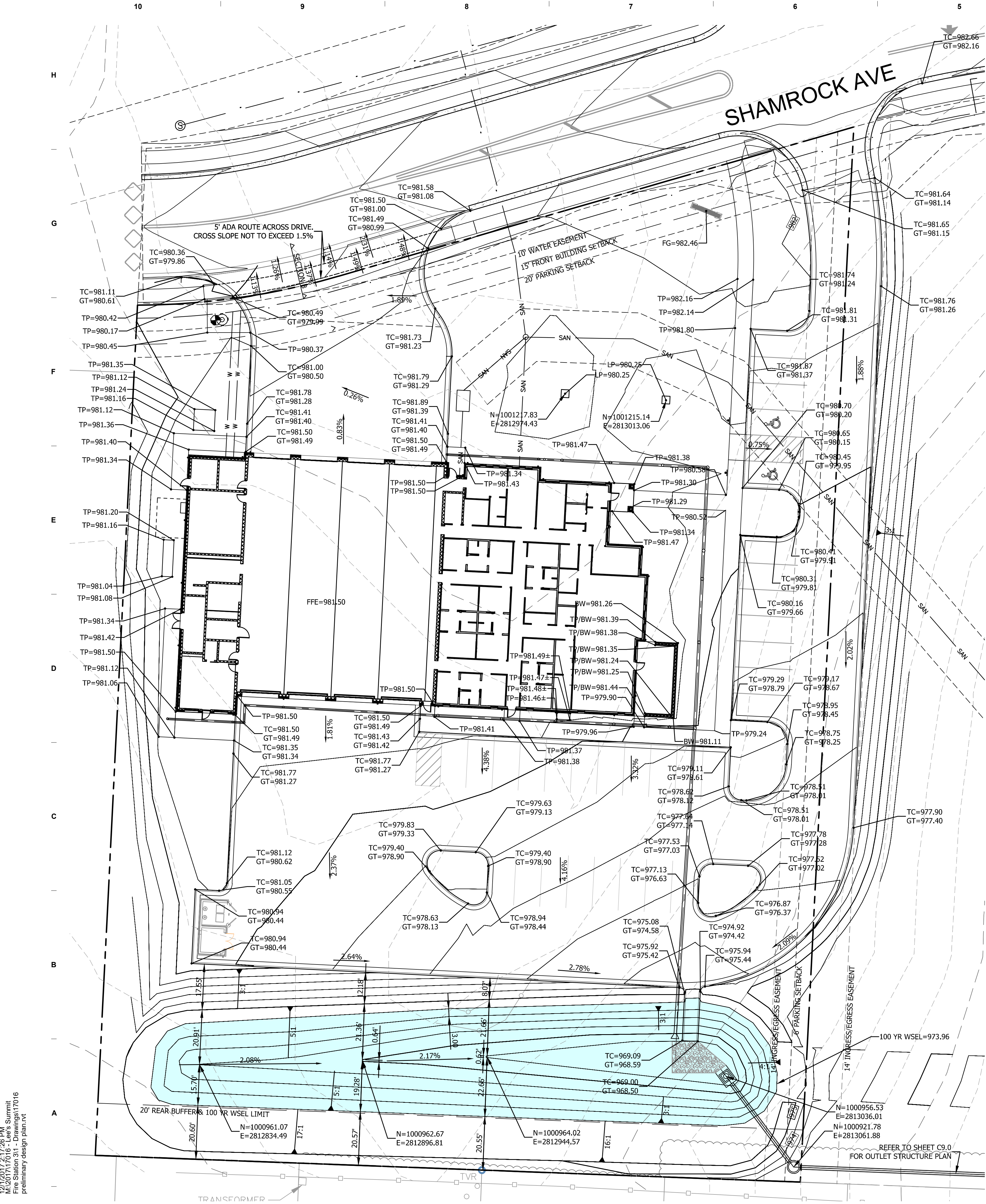
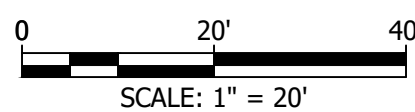
SIDEWALK CURB DETAIL
NTS



SECTION A- ADA RAMP CROSS SECTION
NTS



SECTION B- SECTION OF ACCESSIBLE PATH ON DRIVEWAY
NTS



UTILITY NOTES:

- ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, CABLE, ELECTRICAL, ETC.) SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST, INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
- ALL INSTALLATION AND MATERIALS TO BE IN COMPLIANCE WITH CITY OF LEE'S SUMMIT, MISSOURI CODES AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL CODES AND REGULATIONS.
- ALL ROUTING OF UNDERGROUND ELECTRIC LINE TO BE VERIFIED WITH APPROPRIATE PROVIDER PRIOR TO INSTALLATION. ANY AND ALL PAVEMENT, TURF, ETC. REMOVED FOR INSTALLATION SHALL BE REPLACED AS PREVIOUSLY EXISTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL METHODS NEEDED DURING THE INSTALLATION OR CONSTRUCTION OF ANY UTILITIES OR RELATED ITEMS. AT NO TIME SHALL A DRIVE LANE BE CLOSED TO THRU TRAFFIC. CONTRACTOR SHALL MAINTAIN AT LEAST 15 FEET OF MINIMUM DRIVE WIDTH TO ACCOMMODATE TRAFFIC FLOW.
- CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN (1) 8-HOUR PERIOD, CONTINGENT UPON THE WORK BEING PERFORMED AT NIGHT.
- REFER TO ELECTRICAL/MECHANICAL ENGINEER'S PLANS FOR ALL ROUTING AND CONNECTIONS TO BUILDINGS AND ALL DESIGN AND SPECIFICATIONS OF SITE LIGHTING.
- THE CONTRACTOR SHALL DISPOSE OF ANY ROCK EXCAVATED FROM TRENCHES AND STRUCTURES OFFSITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. TRENCH WIDTH USED IN COMPUTING ROCK EXCAVATION SHALL BE THE OUTSIDE DIAMETER OF PIPE PLUS 12-INCHES.
- THE PRICE BID FOR SANITARY SERVICE LINE, IN PLACE, SHALL INCLUDE TRENCHING, LAYING PIPE AND FITTINGS, BEDDING MATERIALS, BACKFILL, MARKING AND COMPACTION.
- CONNECT WATER LINES WITH APPROPRIATE TEE JOINTS & VALVE BOXES PER CITY OF LEE'S SUMMIT STANDARDS. CONTRACTOR SHALL OBTAIN ALL CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT. CONTACT THE CITY OF LEE'S SUMMIT WATER DEPARTMENT REPRESENTATIVE PRIOR TO ANY WATER LINE INSTALLATION.
- WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND AT LEAST 10 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- WATER MAINS SHALL MAINTAIN 24-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 42-INCHES.
- CONNECT SANITARY LINES PER CITY OF LEE'S SUMMIT STANDARDS. CONTRACTOR SHALL OBTAIN ALL CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT. ALL SANITARY SEWER MAINS AND SERVICE LINES SHALL MAINTAIN A MINIMUM COVER OF 30-INCHES.
- CONTRACTOR SHALL COORDINATE ROUTING OF EXISTING AND PROPOSED ELECTRICAL, GAS, CABLE AND TELEPHONE LINES WITH THE APPROPRIATE SERVICE PROVIDER, OWNER, SUB-CONTRACTOR AND ELECTRICAL/MECHANICAL ENGINEERS PLANS TO ENSURE THESE SERVICES ARE NOT INTERRUPTED AT SURROUNDING BUILDINGS.

LIST OF UTILITIES

KCP&L
1300 SE HAMBLIN RD.
LEE'S SUMMIT, MO 64081
HEATH LENAHAH 816-251-2647

MISSOURI GAS ENERGY
3025 SE CLOVER DR.
LEE'S SUMMIT, MO. 64055
JON HARREL 816-969-2298

SPECTRUM CABLE
8221 W. 119TH STREET
OVERLAND PARK, KS 66213
ROY BELLIS
913-643-1914

AT&T
215 N. SPRING ST
INDEPENDENCE, MO 64050
JOHN CORNICK 816-325-5615

CITY OF LEE'S SUMMIT
WATER UTILITIES DEPARTMENT
616 N.E. DOUGLAS
LEE'S SUMMIT, MO. 64063
816-969-1940

CITY OF LEE'S SUMMIT
STREET/STORM WATER DEPARTMENT
220 SE GREEN ST.
LEE'S SUMMIT, MO. 64063
PUBLIC WORKS OPERATIONS 816-969-1870

EMERGENCY PHONE NUMBERS:
LEE'S SUMMIT POLICE 969-1700
LEE'S SUMMIT FIRE DEPT. 969-1300
LEE'S SUMMIT PUBLIC WORKS INSPECTOR 969-1817

STORM DRAINAGE PIPE

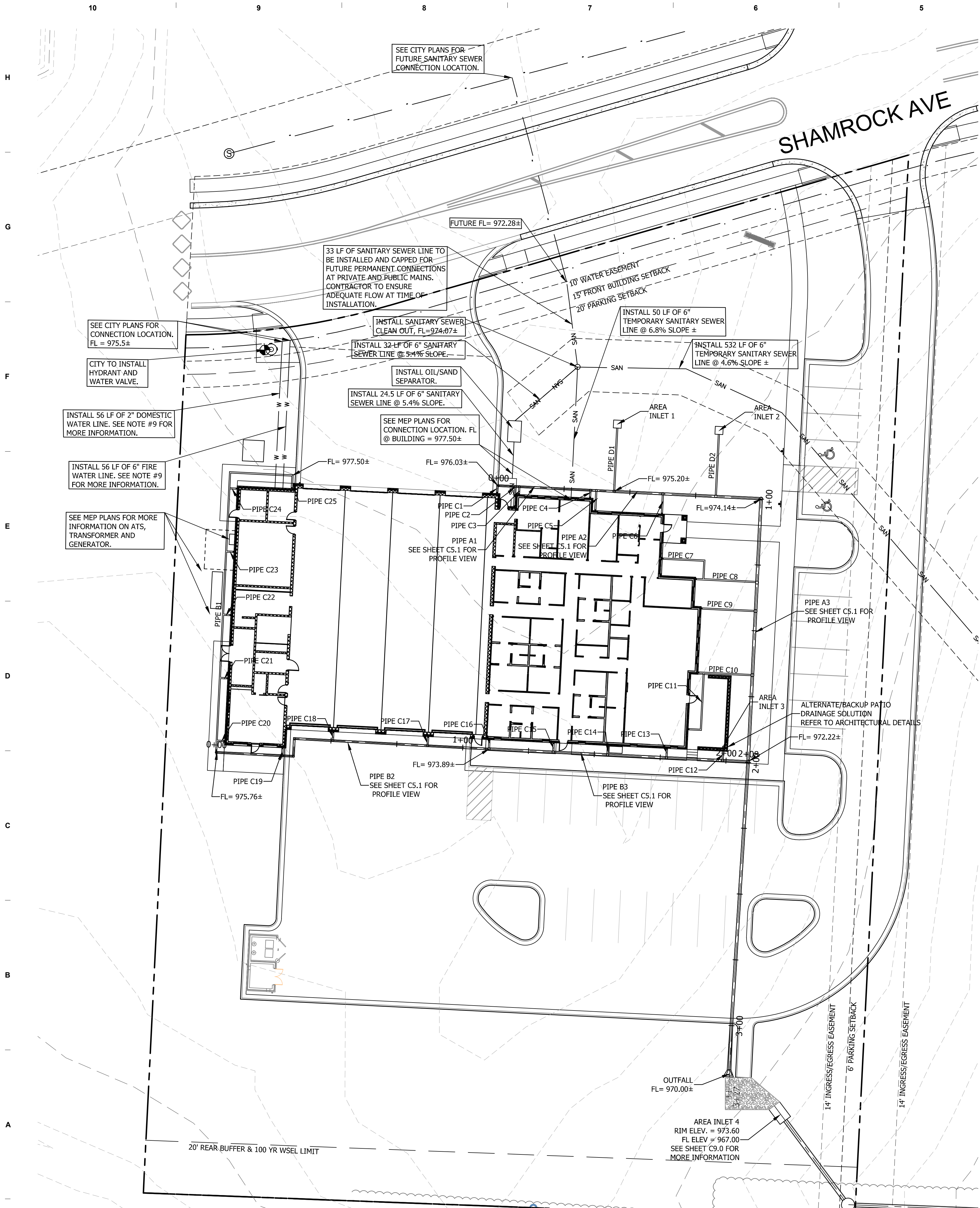
- PIPE A1: BEGINNING FL ELEV = 976.03±
INSTALL 44 LF OF 8" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 975.20±
CONNECT TO A2 WITH 8" TO 10" ADAPTER
- PIPE A2: BEGINNING FL ELEV = 975.20±
INSTALL 56 LF OF 10" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 974.14±
CONNECT TO A3 WITH 10" TO 12" 90° ELBOW
- PIPE A3: BEGINNING FL ELEV = 974.14±
INSTALL 218 LF OF 12" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 970.00±
CONNECT TO OUTFALL END SECTION
- PIPE B1: BEGINNING FL ELEV = 977.5±
INSTALL 129 LF OF 6" HDPE @ 1.34% SLOPE.
ENDING FL ELEV = 975.76±
CONNECT TO B2 WITH 6" TO 8" 90° ELBOW
- PIPE B2: BEGINNING FL ELEV = 975.76±
INSTALL 110 LF OF 8" HDPE @ 1.7% SLOPE.
ENDING FL ELEV = 973.89±
CONNECT TO B3 WITH 8" TO 10" ADAPTER
- PIPE B3: BEGINNING FL ELEV = 973.89±
INSTALL 98.5 LF OF 10" HDPE @ 1.7% SLOPE.
ENDING FL ELEV = 972.22±
CONNECT TO A3 WITH 10" TO 12" TEE AND CLEANOUT
- PIPE C1: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 976.03±
- PIPE C2: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.90±
- PIPE C3: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.87±
- PIPE C4: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.34±
- PIPE C5: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A1 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.32±
- PIPE C6: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 974.85±
- PIPE C7: BEGINNING FL ELEV = 978.50±
INSTALL 23 LF OF 6" HDPE
CONNECT TO C8 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.94±
- PIPE C8: BEGINNING FL ELEV = 978.50±
INSTALL 23 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 973.52±
- PIPE C9: BEGINNING FL ELEV = 978.50±
INSTALL 20 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 973.31±
- PIPE C10: BEGINNING FL ELEV = 978.50±
INSTALL 20 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 972.85±
- PIPE C11: BEGINNING FL ELEV = 978.50±
INSTALL 26 LF OF 6" HDPE
CONNECT TO C10 WITH 6"x6" TEE AND CLEANOUT
ENDING FL ELEV = 978.02±

- PIPE C12: BEGINNING FL ELEV = 974.50±
INSTALL 4 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 972.38±
- PIPE C13: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 972.74±
- PIPE C14: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 973.11±
- PIPE C15: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 973.46±
- PIPE C16: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 973.89±
- PIPE C17: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 974.28±
- PIPE C18: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 974.89±
- PIPE C19: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.08±
- PIPE C20: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 975.83±
- PIPE C21: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 976.15±
- PIPE C22: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.11±
- PIPE C23: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 976.79±
- PIPE C24: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.11±
- PIPE C25: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO B1 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.50±
- PIPE D1: BEGINNING FL ELEV = 978.0±
INSTALL 24 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 975.20±
- PIPE D2: BEGINNING FL ELEV = 978.0±
INSTALL 24 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 974.47±

STORM STRUCTURES

- AREA INLET 1: 3'x3' AREA INLET
SURFACE ELEV = 980.25
FL OUT (S) = 978.00
- AREA INLET 2: 3'x3' AREA INLET
SURFACE ELEV = 980.25
FL OUT (S) = 978.00
- AREA INLET 3: 6"x6" AREA INLET
SURFACE ELEV = 981.25
FL OUT (S) = 978.50
- OUTFALL END SECTION : 12" HDPE END SECTION
ELEV = 970.00
- AREA INLET 4: REFER TO C9.0 FOR DETAILS
SURFACE ELEV = 973.60
FL OUT (SE) = 967.00

NOTE: REFER TO SHEET C8.0 FOR
DOWNSPOUT BOOT CONNECTION DETAIL



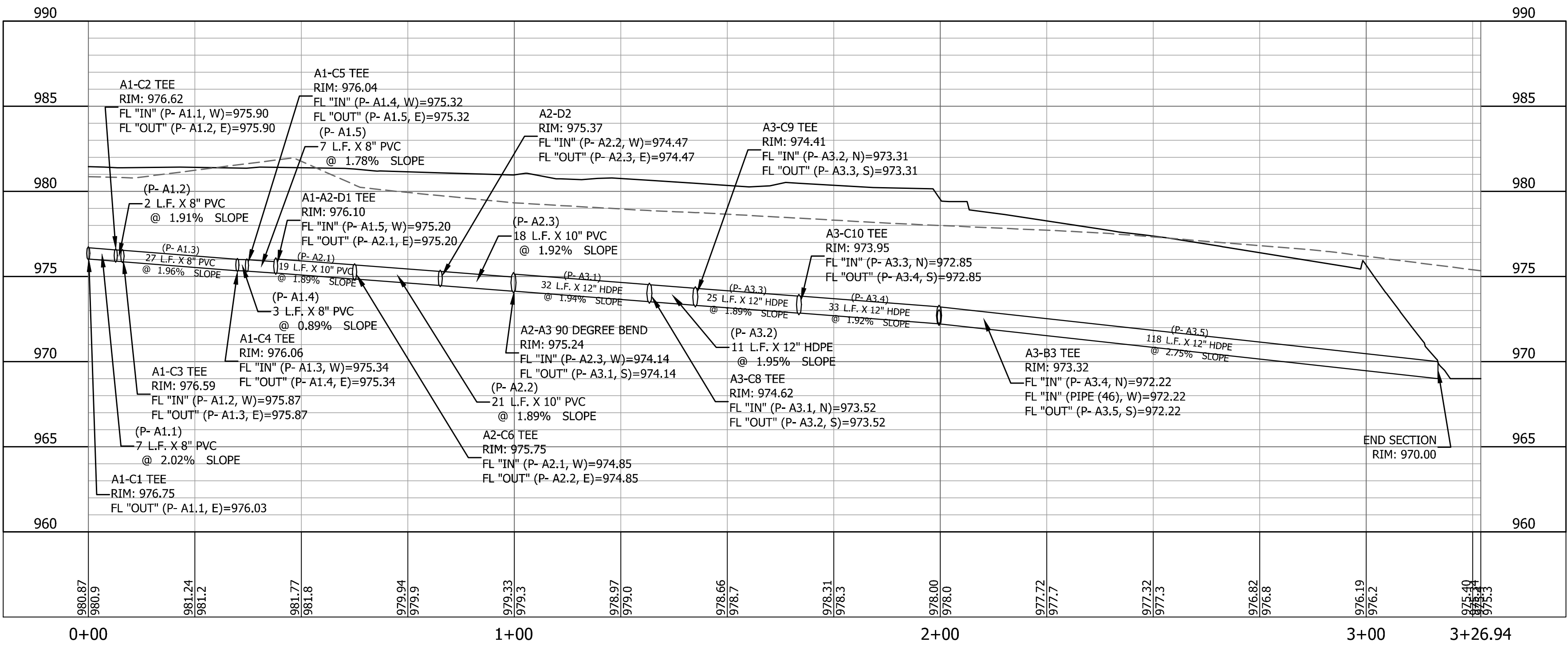
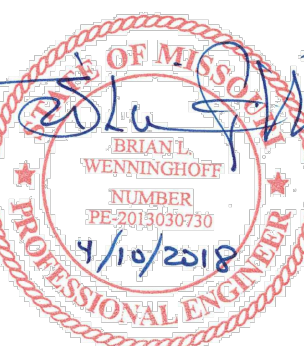
LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081

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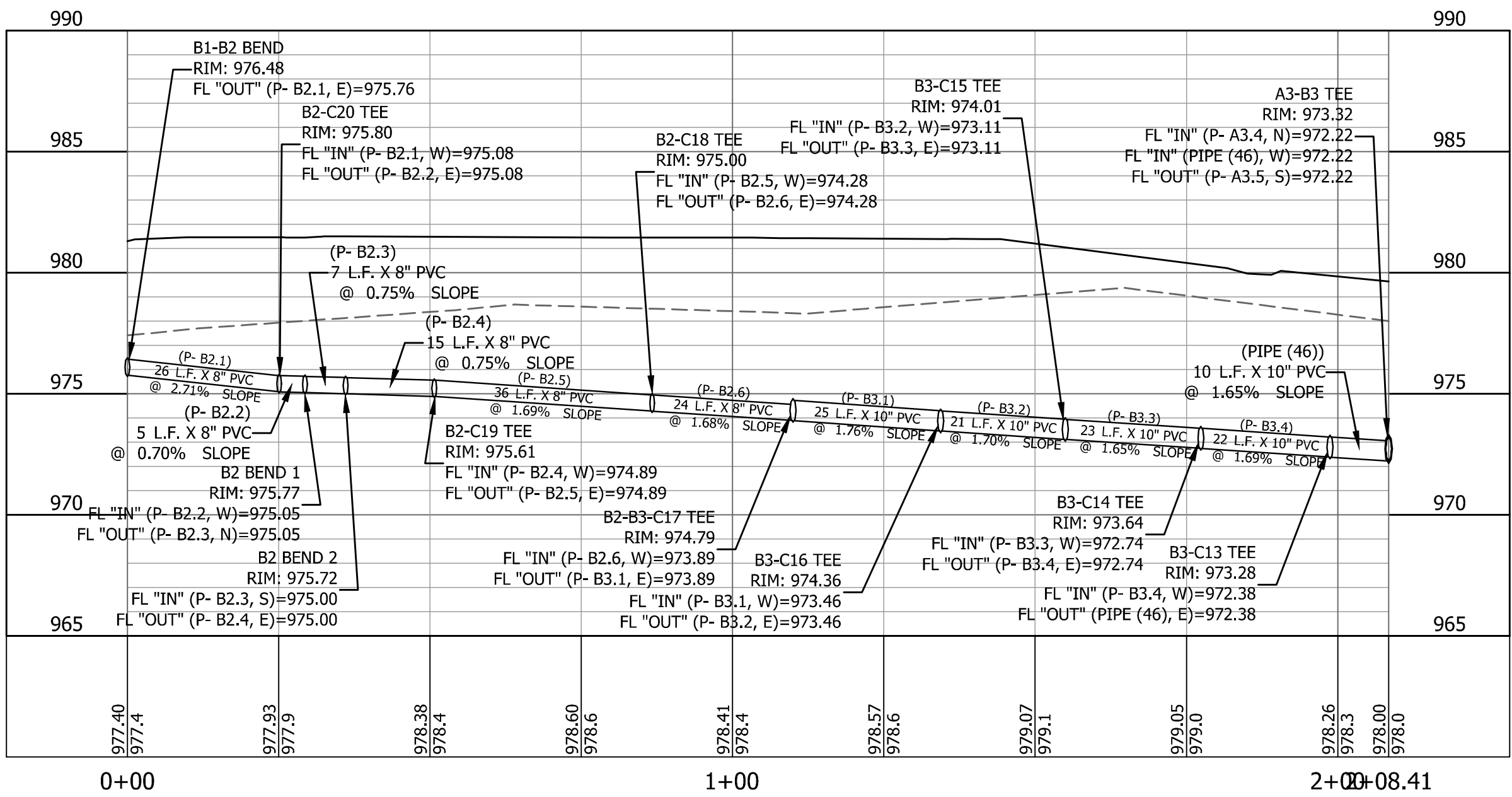
UTILITY PLAN

C5.0

0 20' 40'
SCALE: 1" = 20'

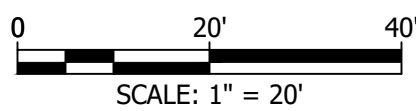


PIPE A2-A4 PROFILE



PIPE B2-B3 PROFILE

NTS



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STORM PIPE
PROFILES

C5.1

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
2. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN MAY BE UPDATED AS CONSTRUCTION PROGRESSES WITH APPROVAL OF ENGINEER.
3. THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CODE FOR THE CITY OF LEE'S SUMMIT, MISSOURI.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
5. IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ANY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, GRAVEL CONSTRUCTION ENTRANCE(S) AND ANY TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BE REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
6. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: ANY PERIMETER CONTROL MEASURES (SILT FENCE) INCLUDING AREAS DRAINING TO A DRAINAGE WAY SUCH AS A STREAM, GRAVEL CONSTRUCTION ENTRANCE(S), CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, INLET PROTECTION AND DITCH CHECKS, STREETS, FINAL GRADING, SEEDING, FERTILIZING AND MULCHING ON ALL SLOPES AND DISTURBED AREAS, INDIVIDUAL SITE CONTROL MEASURES, REMOVAL OF TEMPORARY PRACTICES, REMOVAL OF PERIMETER CONTROLS AND SITE CLEANUP.
7. PERIMETER SILT FENCE, BALE DITCH CHECKS AND CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS OR THE CITY REQUIREMENTS. INSTALL SILT FENCE WHERE REPRESENTED ON PLAN AS DITCH CHECKS AND SLOPE CONTROL, AROUND INLETS, ALONG ROADWAYS, AREAS DRAINING TO DRAINAGE WAYS SUCH AS A STREAM AND OTHER LOCATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES WILL BE KEPT IN PLACE UNTIL GRASS IS ESTABLISHED TO 70% COVERAGE.
8. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
9. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCES, CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL NOTIFY EACH SUB-CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) THAT WILL BE PERFORMING WORK AT THE SITE OF THE EROSION CONTROL PLAN AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR SOIL EROSION.
11. DURING ALL SOIL DISTURBING ACTIVITIES, THE GENERAL CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
12. NO GROUND SHALL BE LEFT OPEN FOR MORE THAN 7 DAYS OF NON-ACTIVITY WITHOUT BEING MULCHED AND/OR SEEDED.
13. SOIL STOCKPILED FOR MORE THAN 7 DAYS SHALL HAVE SILT FENCE PLACED ON THE DOWNHILL SLOPES TO TRAP SEDIMENT.
14. WHENEVER SOIL, ROCK, VEGETATION OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF OF THE CONSTRUCTION SITE COVERED IN THIS PLAN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE GENERAL CONTRACTOR WILL FURNISH THE ENGINEER WITH WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THEY ACCEPT THE MATERIAL AND THAT RECEIVING SITE IS PROPERLY PERMITTED, WHEN REQUIRED.

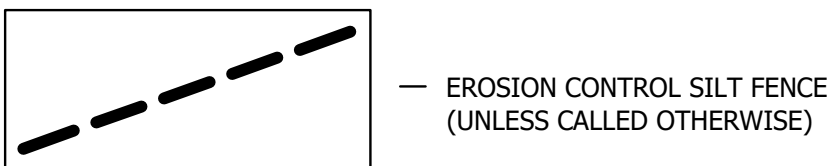
STORM WATER MANAGEMENT - Sediment Control

1. THIS PLAN OUTLINES STORM WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE TO PREVENT SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE AND CANNOT LEAVE THE SITE UNTIL ALL PERMANENT EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT PRACTICES ARE IN PLACE, INSPECTED AND HAVE BEEN FOUND TO BE SATISFACTORY, AND UNTIL ALL TEMPORARY PRACTICES HAVE BEEN PROPERLY REMOVED.
2. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE POSITIVE POST-CONSTRUCTION CONTROL OF EXCESS STORM WATER GENERATED ON THE SITE THROUGH THE USE OF CURBS, GUTTERS, PIPING, STORM WATER BASINS. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL AND MAINTAIN STORM WATER MANAGEMENT STRUCTURES IN A MANNER TO MAXIMIZE STORM WATER CONTROL.
3. THIS PROJECT IS DESIGNED TO MINIMIZE OFF-SITE EFFECT OF SOIL EROSION AND RESULTING SEDIMENT LOSS THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES, INCLUDING INSTALLING BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. ALL SOIL DISTURBING ACTIVITIES PERFORMED BY THE CONTRACTOR SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO PREVENT THE LOSS OF SEDIMENT IN STORM WATER AND TRACKING OF SOIL FROM VEHICLE TRAFFIC FROM THE CONSTRUCTION SITE.
4. PROPOSED DETENTION BASINS TO ACT ALSO AS SEDIMENT CONTROL BASINS. REFER TO SHEET C5.2 FOR POND SIZING. NO OUTLET STRUCTURE IS PROPOSED DUE TO HIGH PECULATION RATES OF SANDY SOILS. BASIN IS DESIGNED TO CONTAIN 100 YEAR RAINFALL EVENT WITH A MINIMUM OF 2.00 FEET OF FREEBOARD.

CONSTRUCTION SPECIFICATIONS

1. WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. SILT FENCE SHALL BE TRENCHED IN WITH A MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH WOOD, SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE UNIFORMLY DISTRIBUTED ON THE SOURCE AREA PRIOR TO TOPSOILING.
8. THE EROSION CONTROL SHOWN SHALL BE SILT FENCE. ADDITIONAL EROSION CONTROL PROVIDED BY CONTRACTOR MAY BE STRAW BALE DIKE.

EROSION CONTROL LEGEND



0 20' 40'
SCALE: 1" = 20'

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PRYOR ROAD
LEE'S SUMMIT, MO 64081

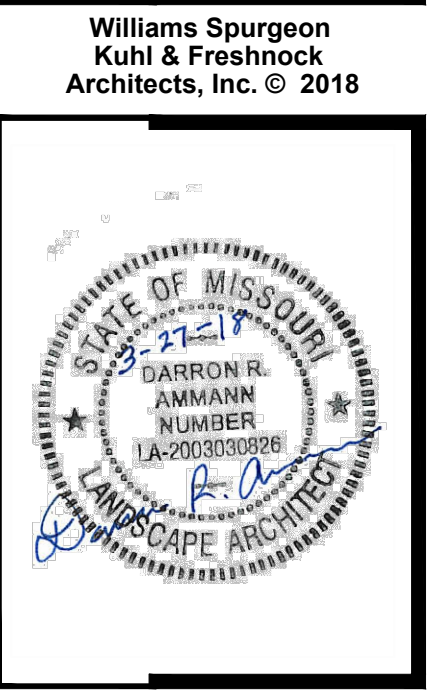
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**EROSION
CONTROL PLAN**

C6.0

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

JOB NUMBER	17016
ISSUE DATE	04/10/2018
REVISIONS	



- LANDSCAPE NOTES:
- GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
 - ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-1990) PLUS UPDATES.
 - EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITH OUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
 - ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS, LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PLANTING.
 - THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
 - ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. PROVIDE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN, 10% AVAILABLE PHOSPHORIC ACID AND 5% SOLUBLE POTASH. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING.
 - PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY. MIX ONE PART COMPOSTED STABLE MANURE AND THREE PARTS TOPSOIL WITH FERTILIZER AS SPECIFIED ABOVE.
 - ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH RIVER ROCK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
 - ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESSICANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESSICANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
 - ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SODDING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SODDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING SODDING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PLANTED OR TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESODDING, AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS.
 - ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SOD NEEDED FOR OPTIMUM COVERAGE.
 - ALL EDGING IS A NATURAL EARTH EDGE AS SHOWN, CONSTRUCTED WITH A SHARPSHOOTER OR OTHER SUITABLE IMPLEMENT. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
 - REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
 - SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.

IRRIGATION NOTE: ALL PARKING LOT ISLANDS AND BUILDING FOUNDATION PLANTING BEDS TO BE DRIP IRRIGATED, ALL OTHER PLANTED OR GREEN SPACE AREAS TO BE IRRIGATED WITH HEAD-TO-HEAD COVERAGE WITHIN THE PROPERTY BOUNDARY. LAYOUT TO BE PROVIDED BY THE PROFESSIONAL LANDSCAPE CONTRACTOR AND APPROVED BY THE OWNER

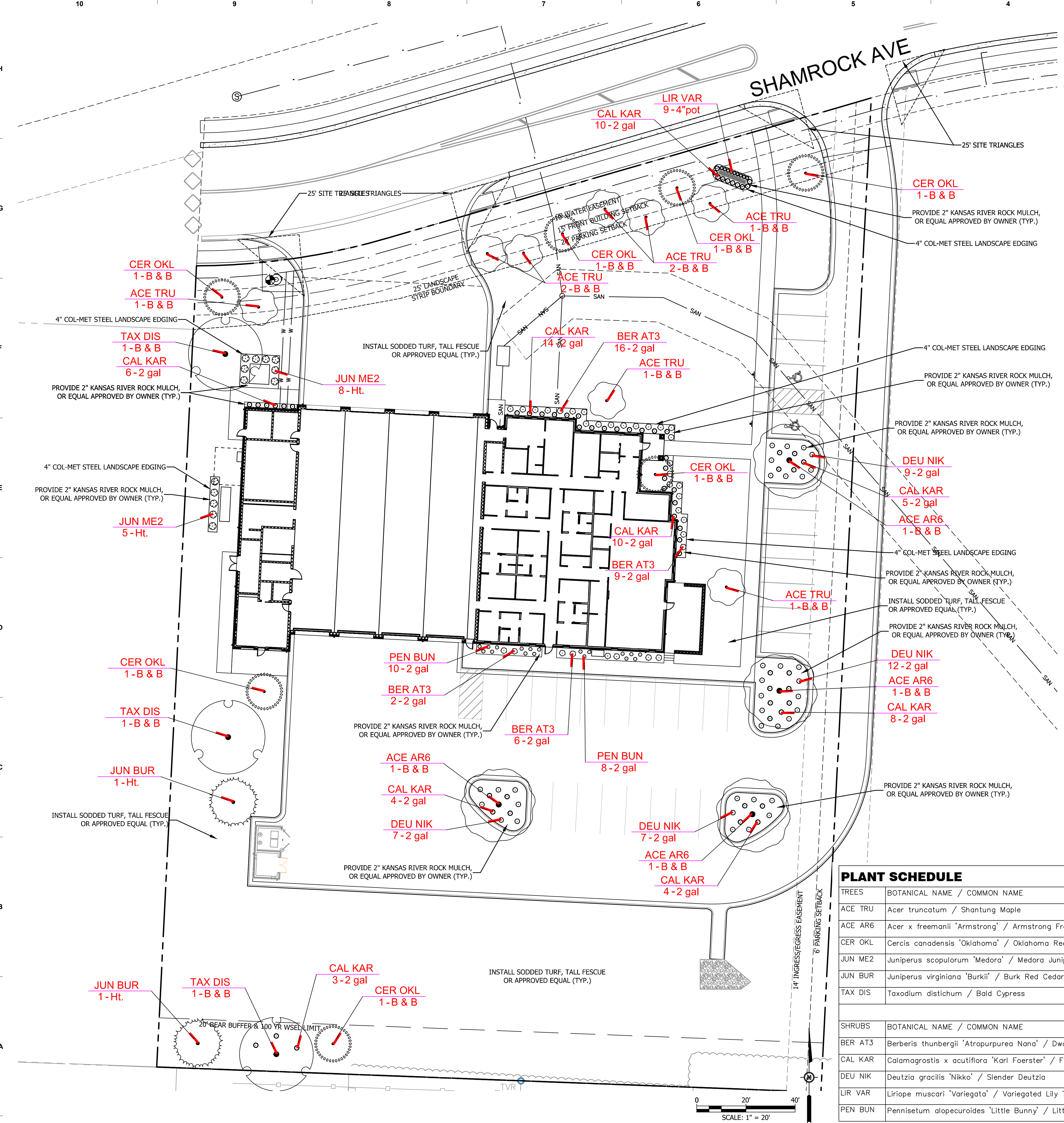
PLANT SCHEDULE						LANDSCAPE ZONES	
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	LANDSCAPE STRIP	OPEN YARD AREAS
ACE TRU	Acer truncatum / Shantung Maple	B & B	3"Cal		8	6	2
ACE AR6	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	3"Cal		4		4
CER OKL	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B & B	3"Cal		7	4	3
JUN ME2	Juniperus scopulorum 'Medora' / Medora Juniper	Ht.		Min. 8' Tall	13		13
JUN BUR	Juniperus virginiana 'Burkii' / Burk Red Cedar	Ht.		Min. 8' Tall	2		2
TAX DIS	Taxodium distichum / Bald Cypress	B & B	3"Cal		3		3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	LANDSCAPE STRIP	OPEN YARD AREAS
BER AT3	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanses Barberry	2 gal			33		33
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			64	10	54
DEU NIK	Deutzia gracilis 'Nikko' / Slender Deutzia	2 gal			35		35
LIR VAR	Liriope muscari 'Variegata' / Variegated Lily Turf	4"pot			9	9	
PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal			18		18

LEE'S SUMMIT STATION #3
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LANDSCAPE PLAN

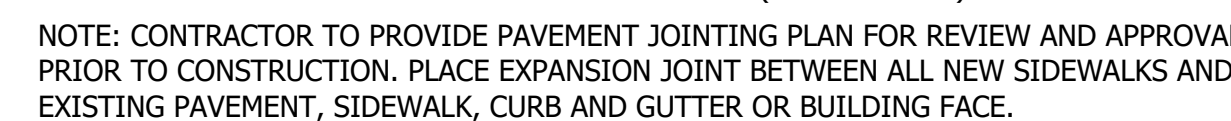
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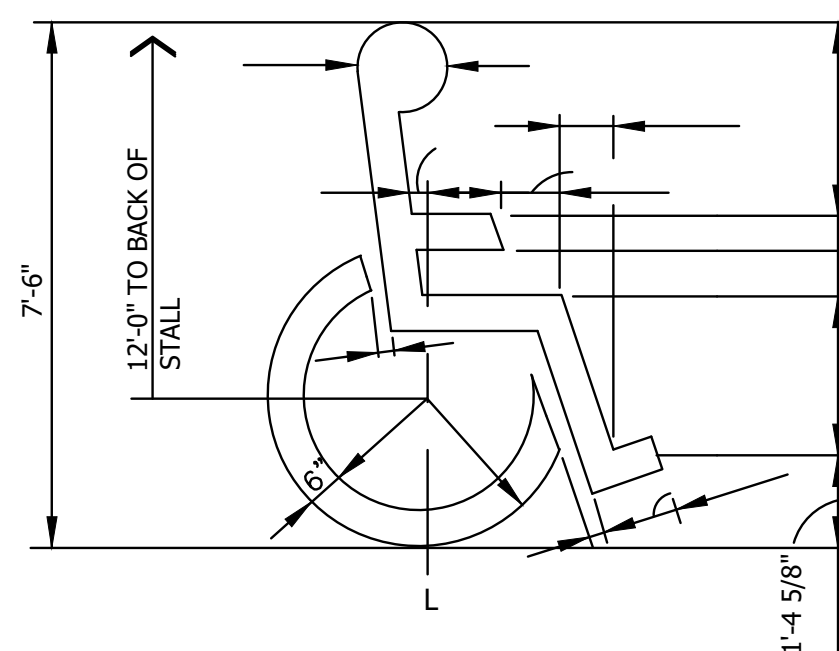


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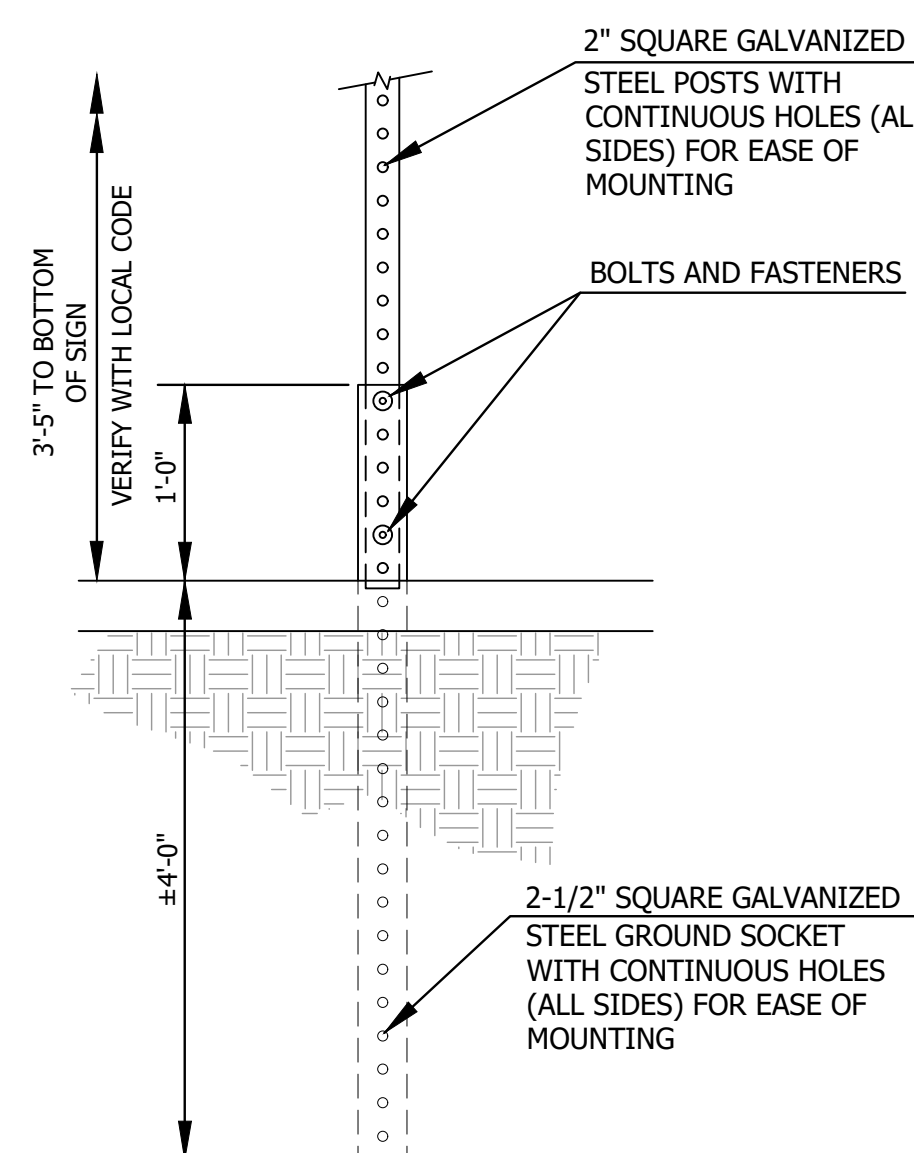


ALL JOINTS SHALL HAVE 4" (2" EACH SIDE JOINT) "WINDOW PANE" STRIP SMOOTH FINISH WITH BROOM FINISH ON REMAINING CONCRETE. EXCEPT WHERE NOTED OTHERWISE

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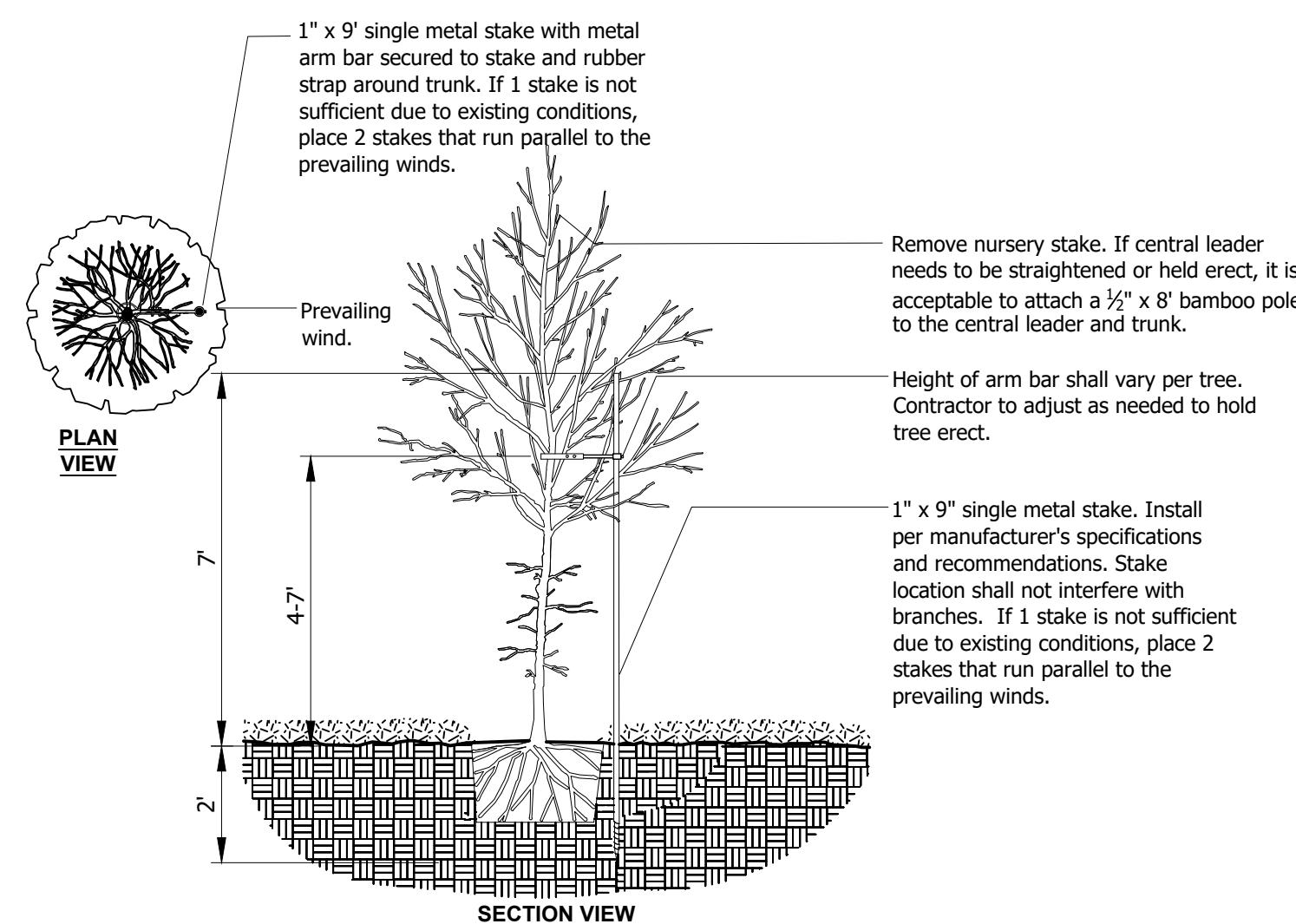


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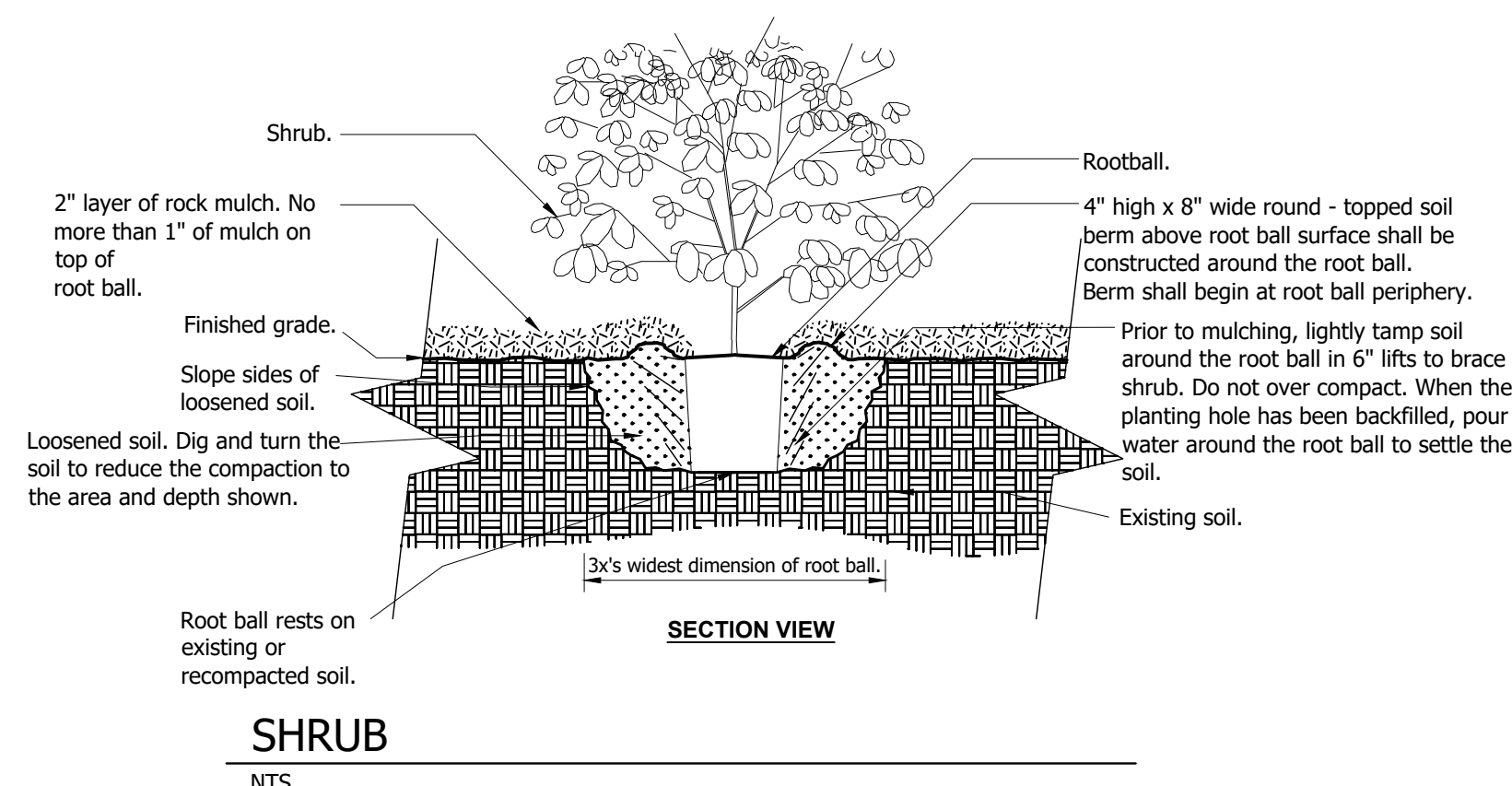


1. 3" ISOLATION JOINTS WITH 3 (2' 5# BAR) SMOOTH DOWELS SHALL BE PLACED AT RAIND PPOINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

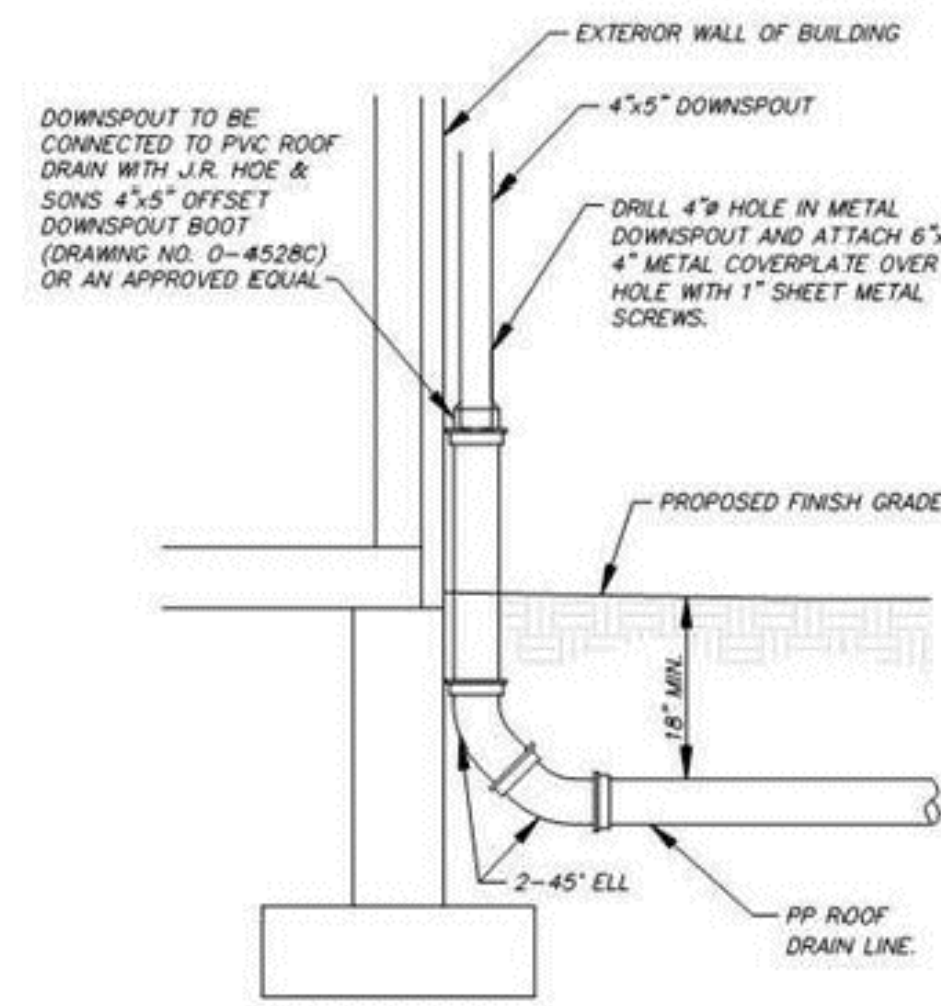
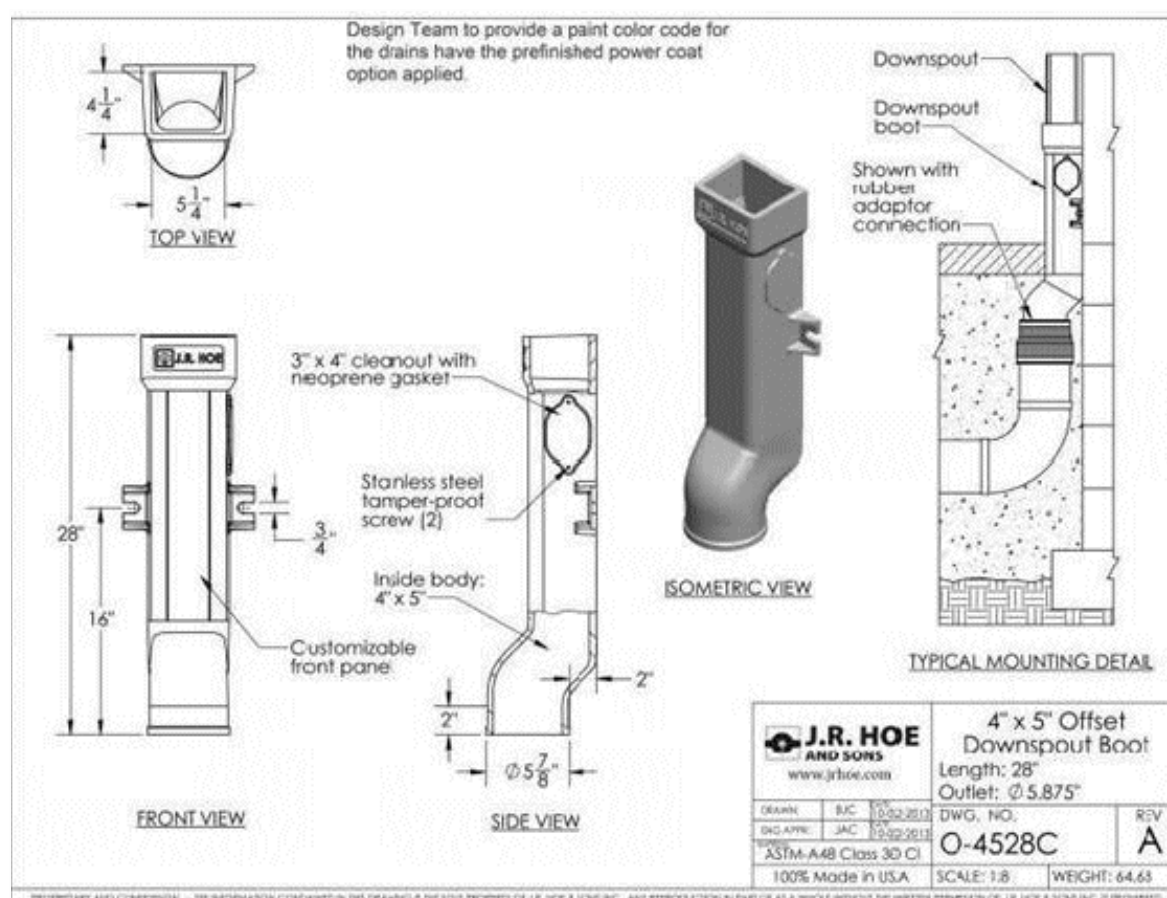
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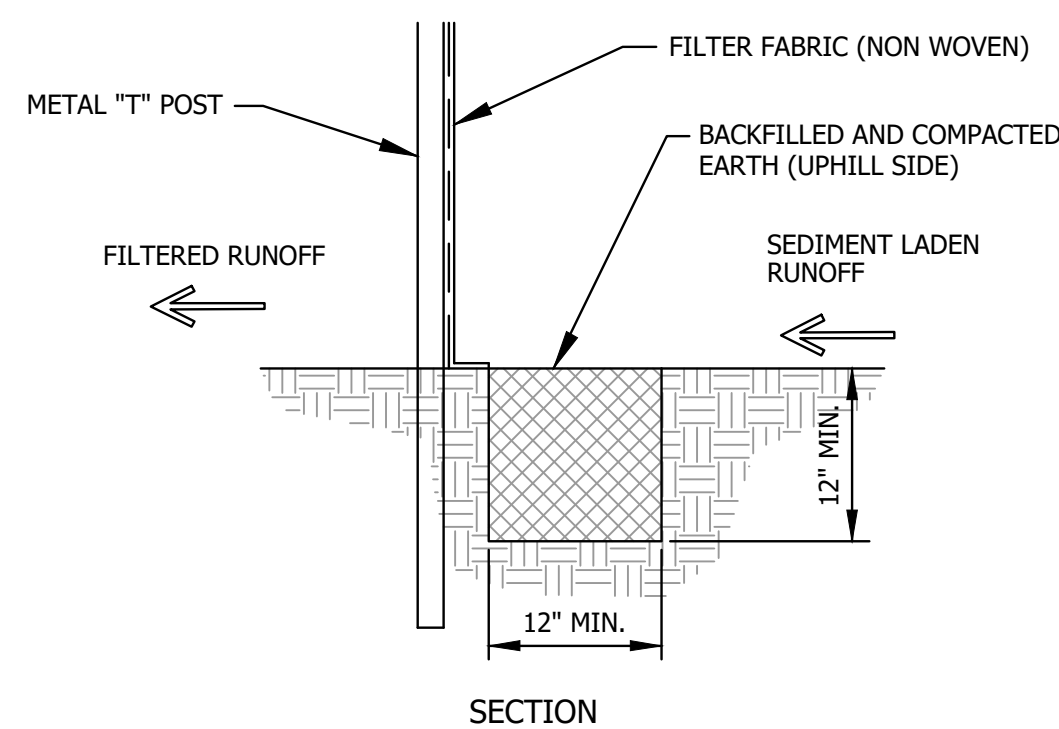
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STORM SEWER NOTES

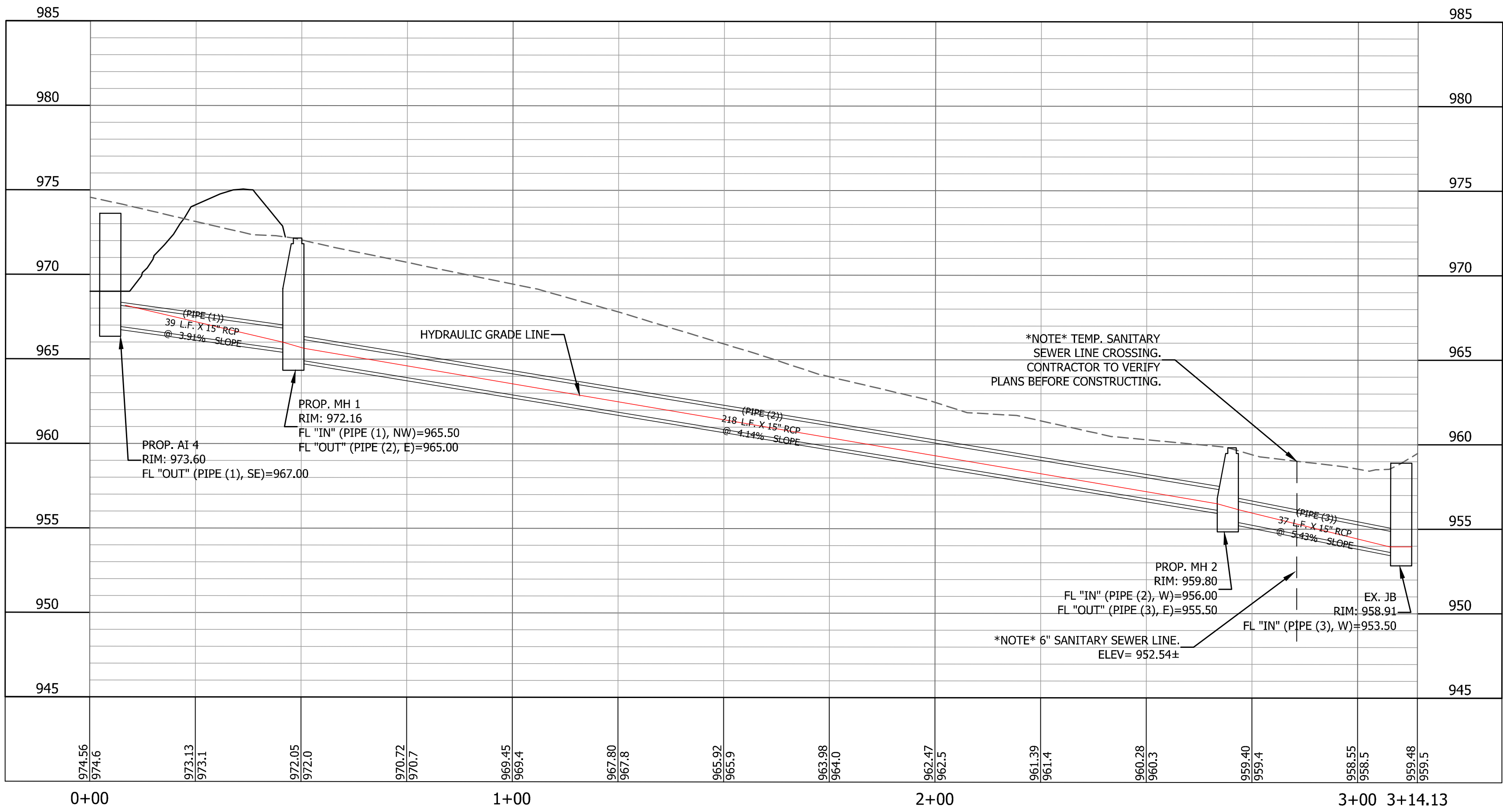
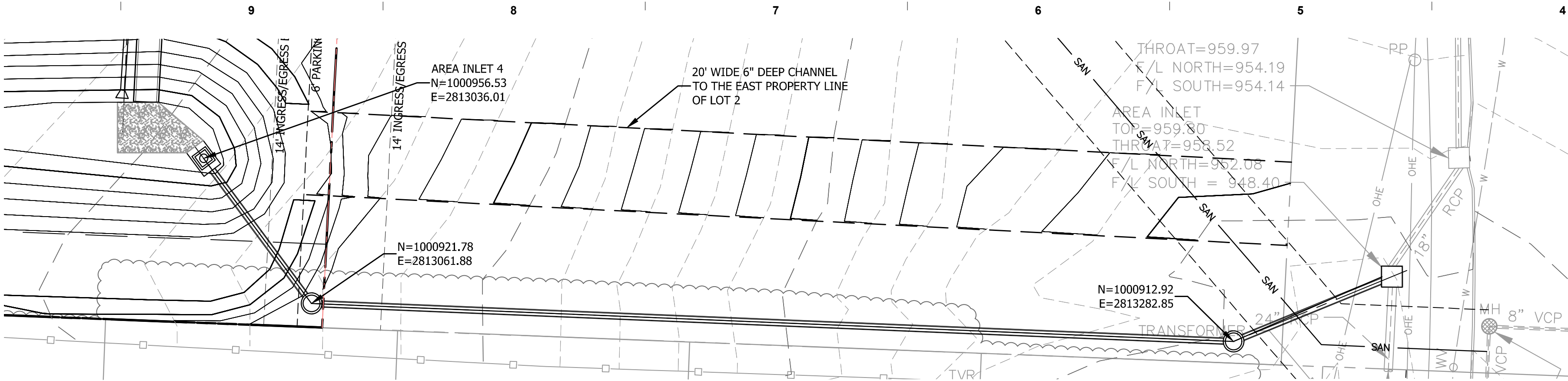
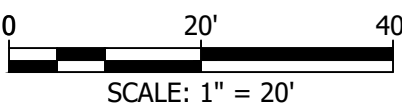
- ANY PIPE LENGTHS SHOWN ON PLAN WILL BE FROM CENTER POINT OF STRUCTURE TO CENTER POINT OF STRUCTURE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS AND ELEVATIONS OF ALL SERVICES. RECORD DRAWINGS SHALL BE MAINTAINED BY CONTRACTOR AND KEPT UP TO DATE AS CONSTRUCTION PROGRESSES. ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF CONSTRUCTION.
- INTAKE GRATES SHALL BE SET TO FINISHED PAVEMENT OR GROUND ELEVATIONS.
- ALL STORM SEWER PIPE AND DRAINAGE STRUCTURE WORK SHALL BE DONE IN ACCORDANCE WITH ALL PERTAINING CITY AND STATE CODES, STANDARDS, ORDINANCES, & REQUIREMENTS IN PLACE AT TIME OF PLAN APPROVAL.
- STORM SEWER MANHOLES STANDARD PRECAST CONCRETE 48" DIA. MANHOLES AS APPROVED BY THE CITY ENGINEERING SERVICES DEPARTMENT. PROVIDE STANDARD FRAME AND LID PER CITY.
- CURB INTAKES ARE STANDARD CURB INTAKES AT A LOW POINT AS APPROVED BY THE CITY ENGINEERING SERVICES DEPARTMENT. RISER TO BE 48" DIA.
- PROVIDE 15 TONS OF 8"-12" RIP RAP, 15" THICK OVER GEOGRID, CHanneled IN PLACE AT STORM SEWER OUTLET PIPES INTO DETENTION BASIN
- PROVIDE FOOTING AT DISCHARGE POINT OF FES 12"x36"xWIDTH OF FES WITH 2-#5 TOP AND BOTTOM.

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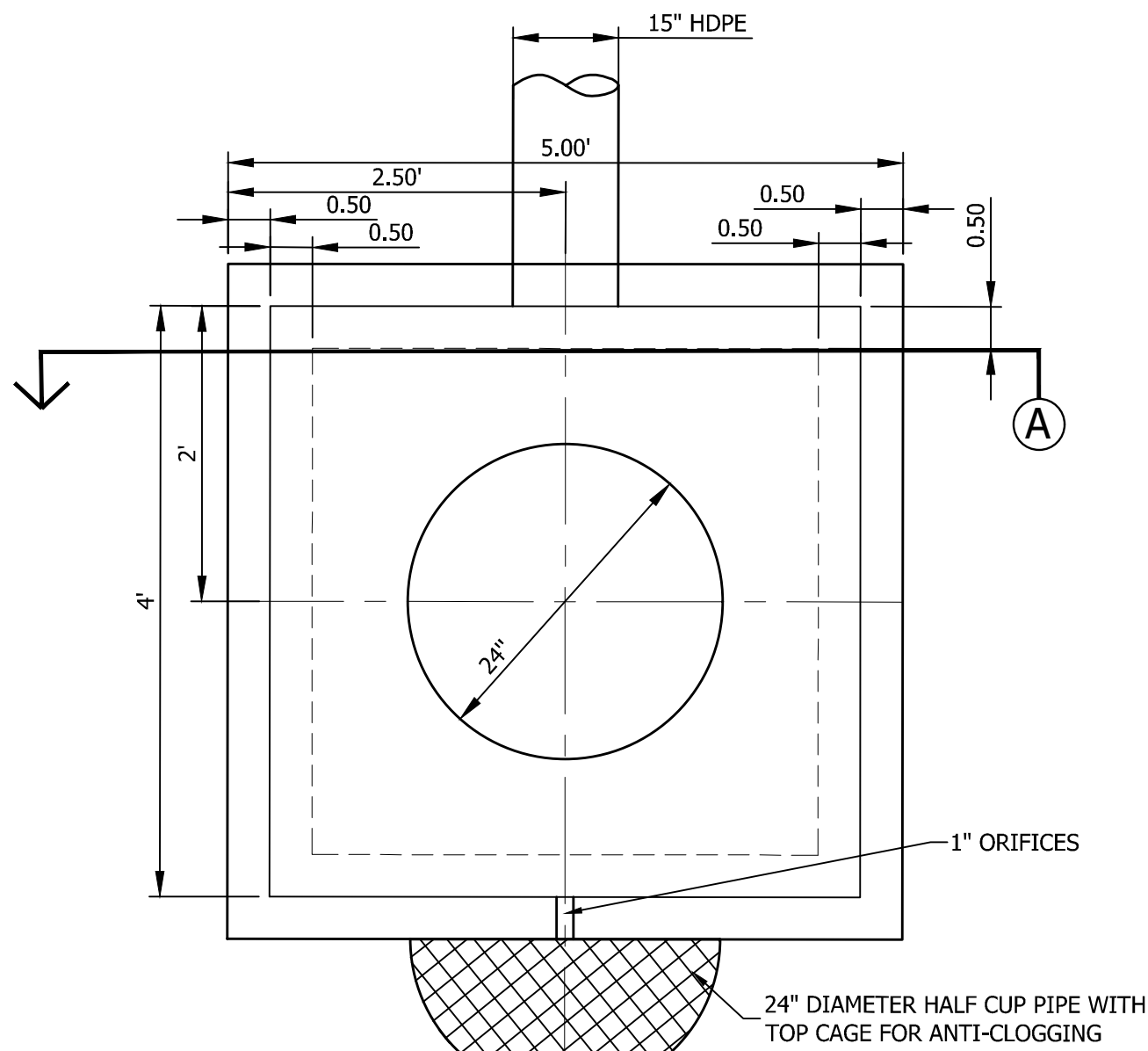
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OUTLET
STRUCTURE

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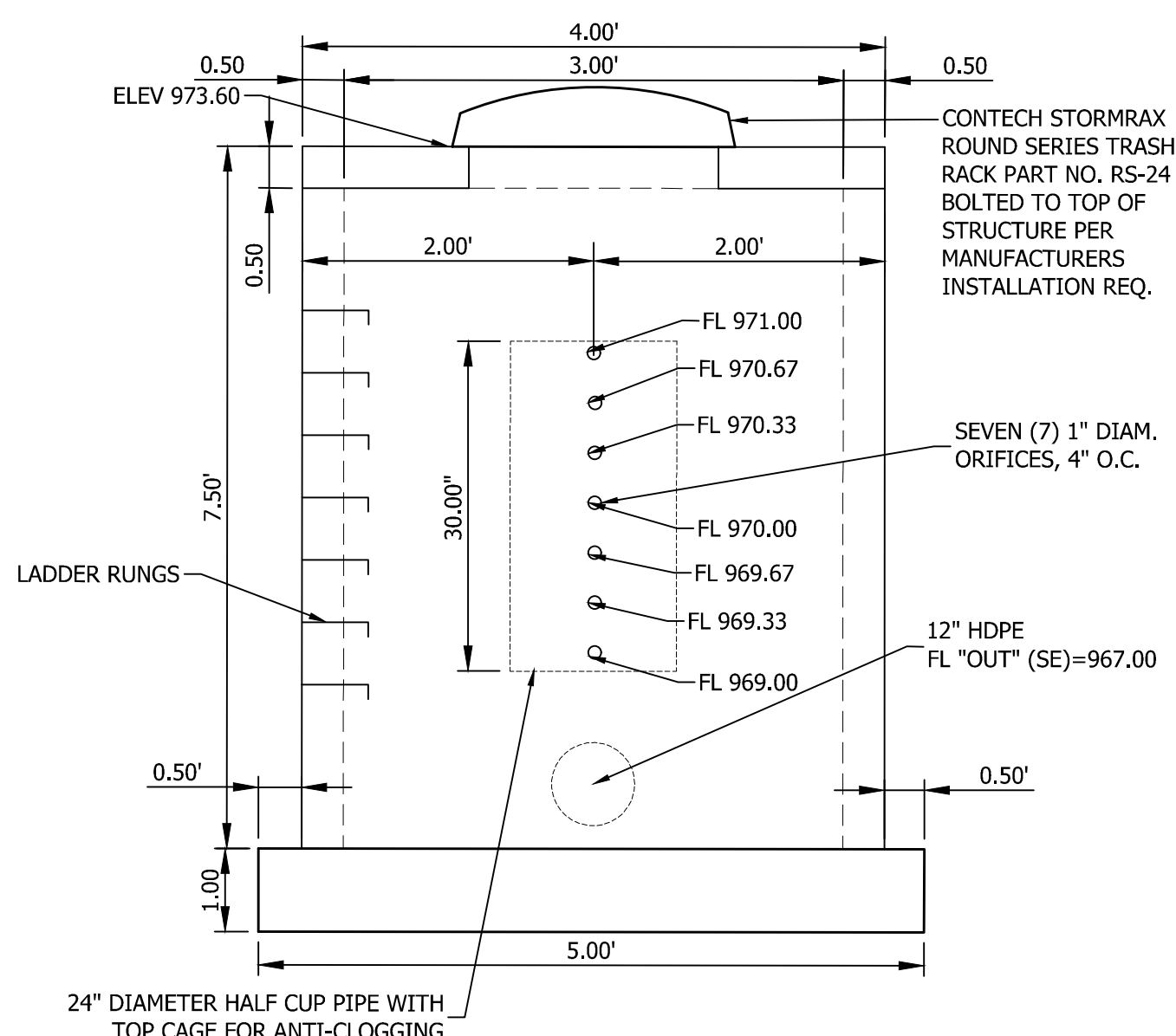


OUTLET STRUCTURE PROFILE



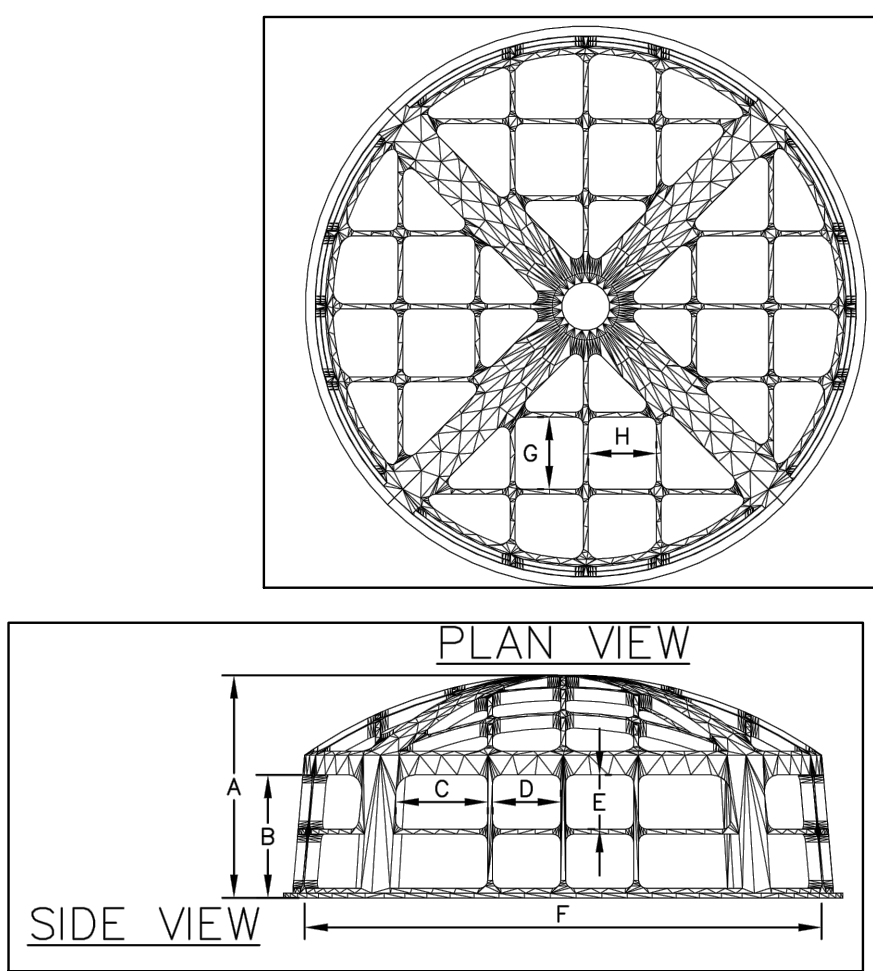
OUTLET STRUCTURE PLAN

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OUTLET STRUCTURE SECTION

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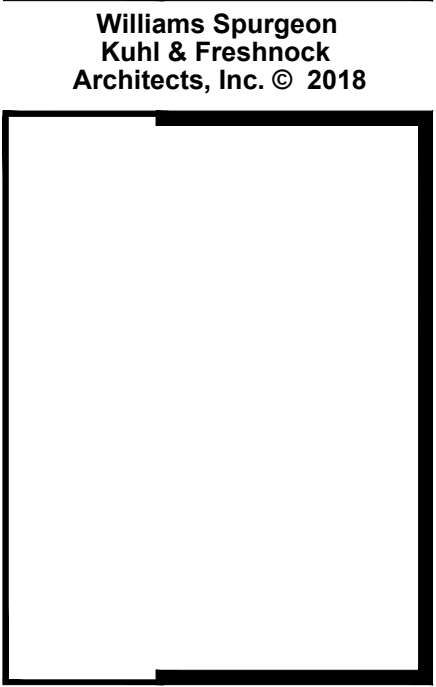


ROUND SERIES TRASH RACKS									
RISER		A	B	C	D	E	F	G	H
PART NO.	CONCRETE INSIDE DIA.								
RS-24	24"ø	12"ø-18"ø	17 1/3"	13 1/3"	7 3/4"	6 1/4"	6 1/4"	27 1/2"	6 1/4"

OUTLET STRUCTURE TRASH RACK

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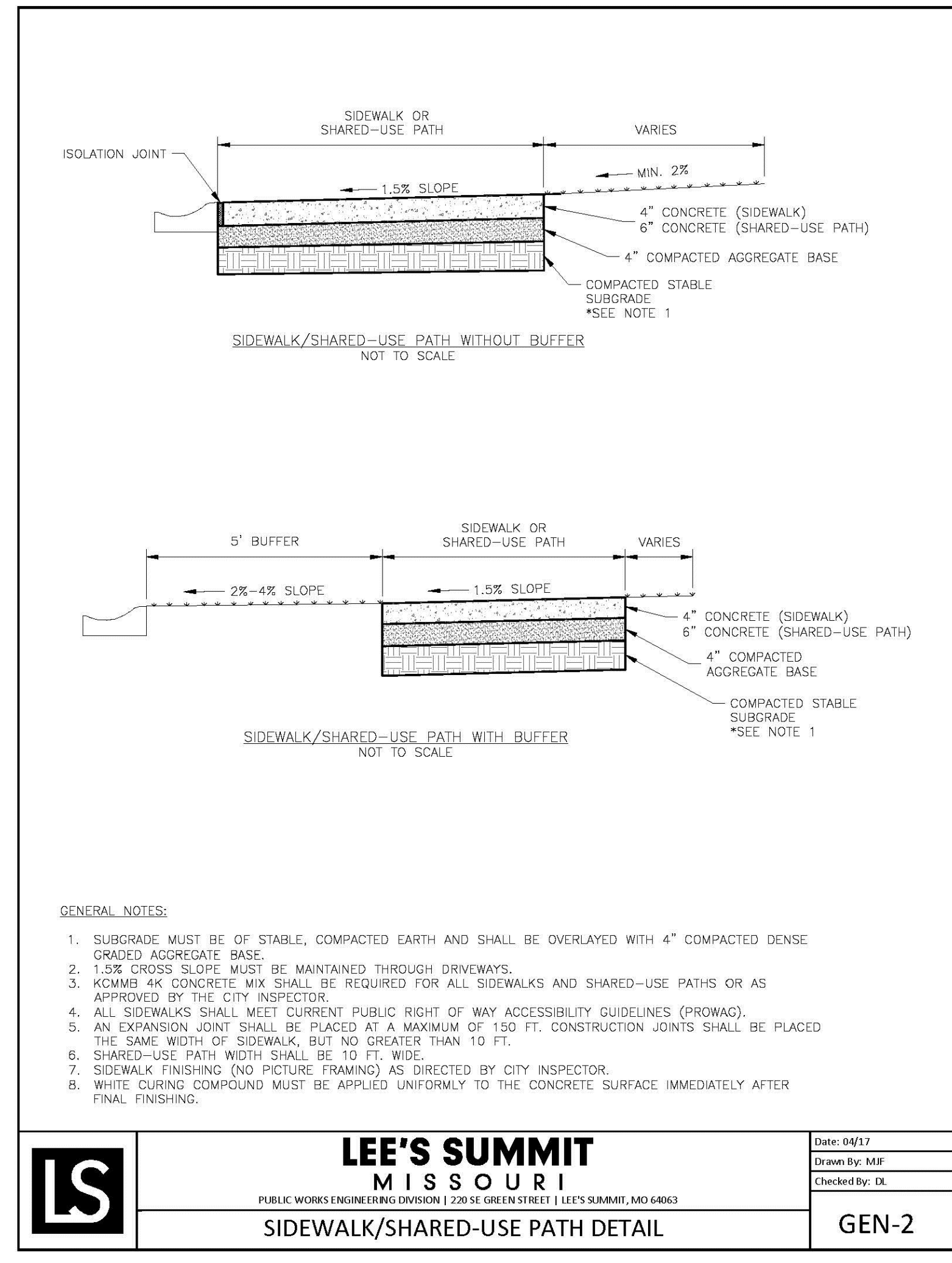
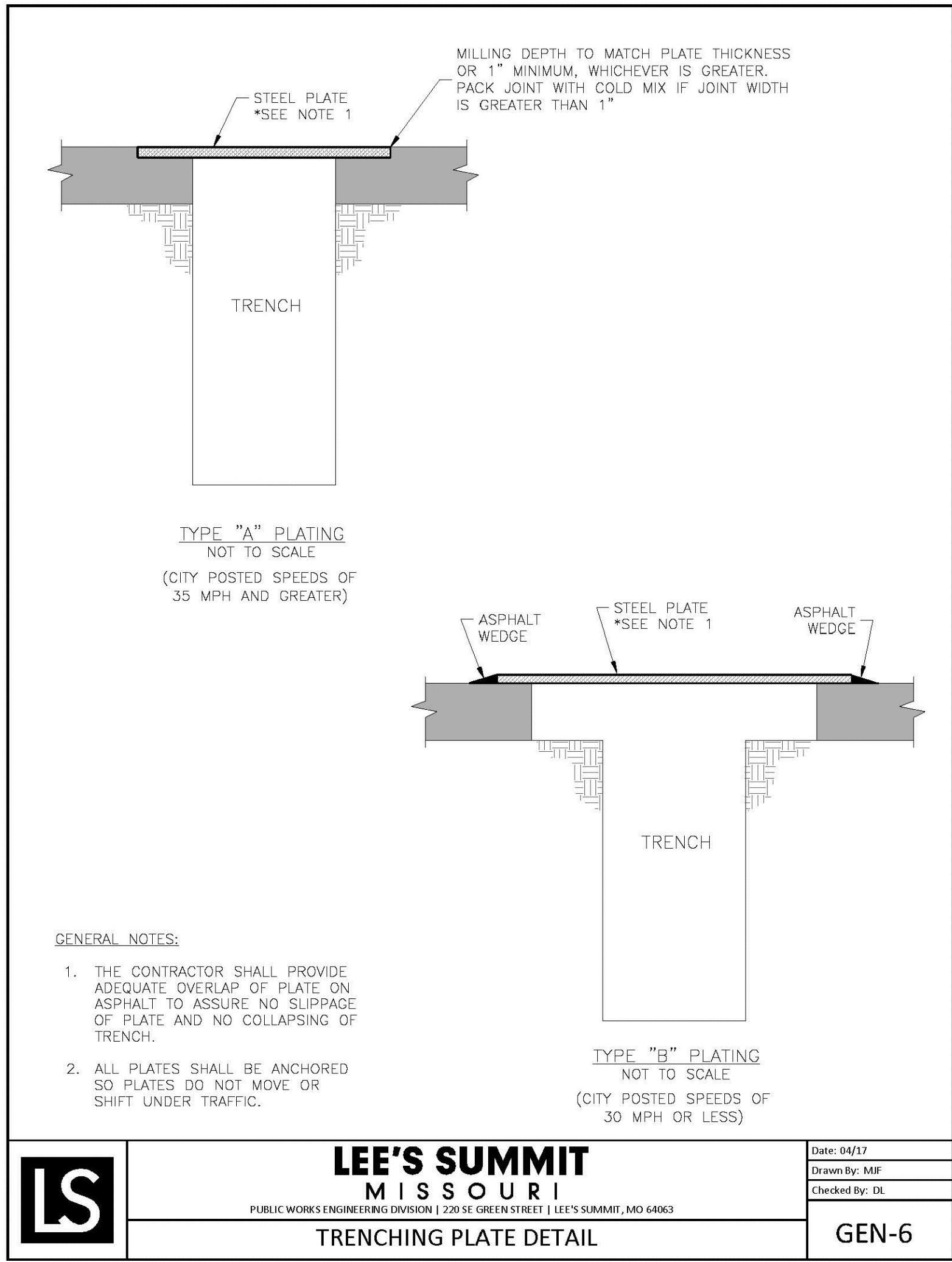
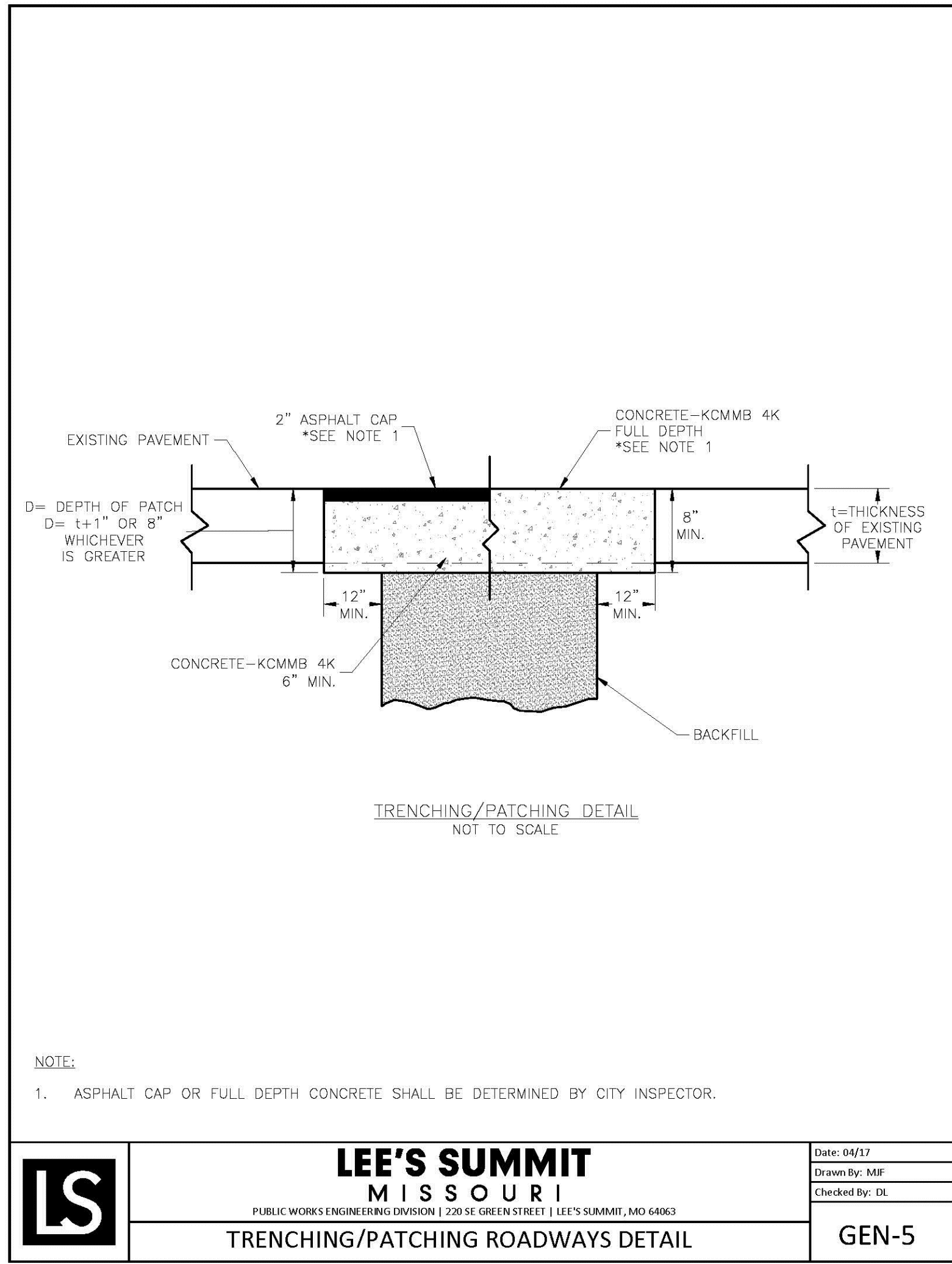
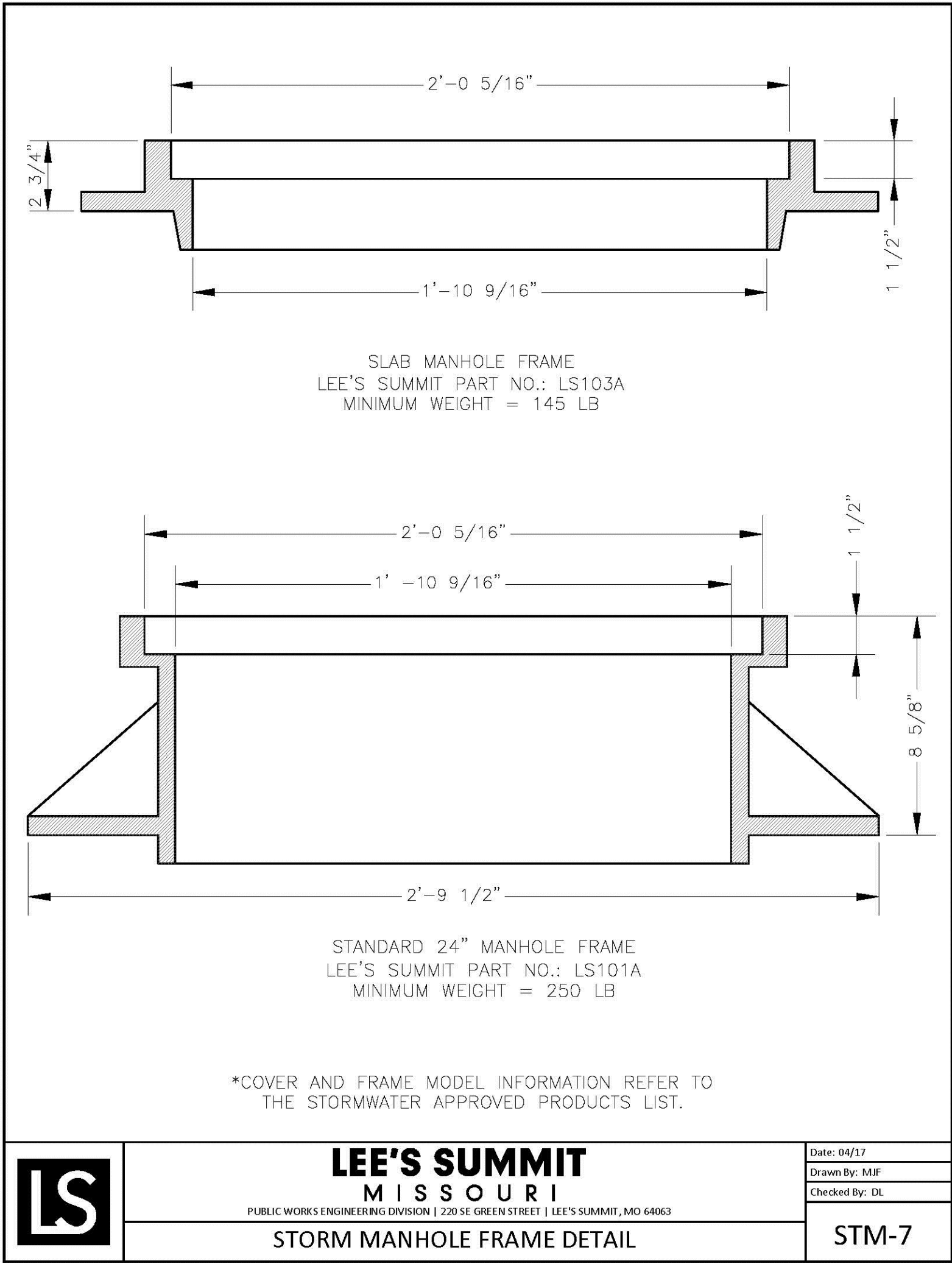
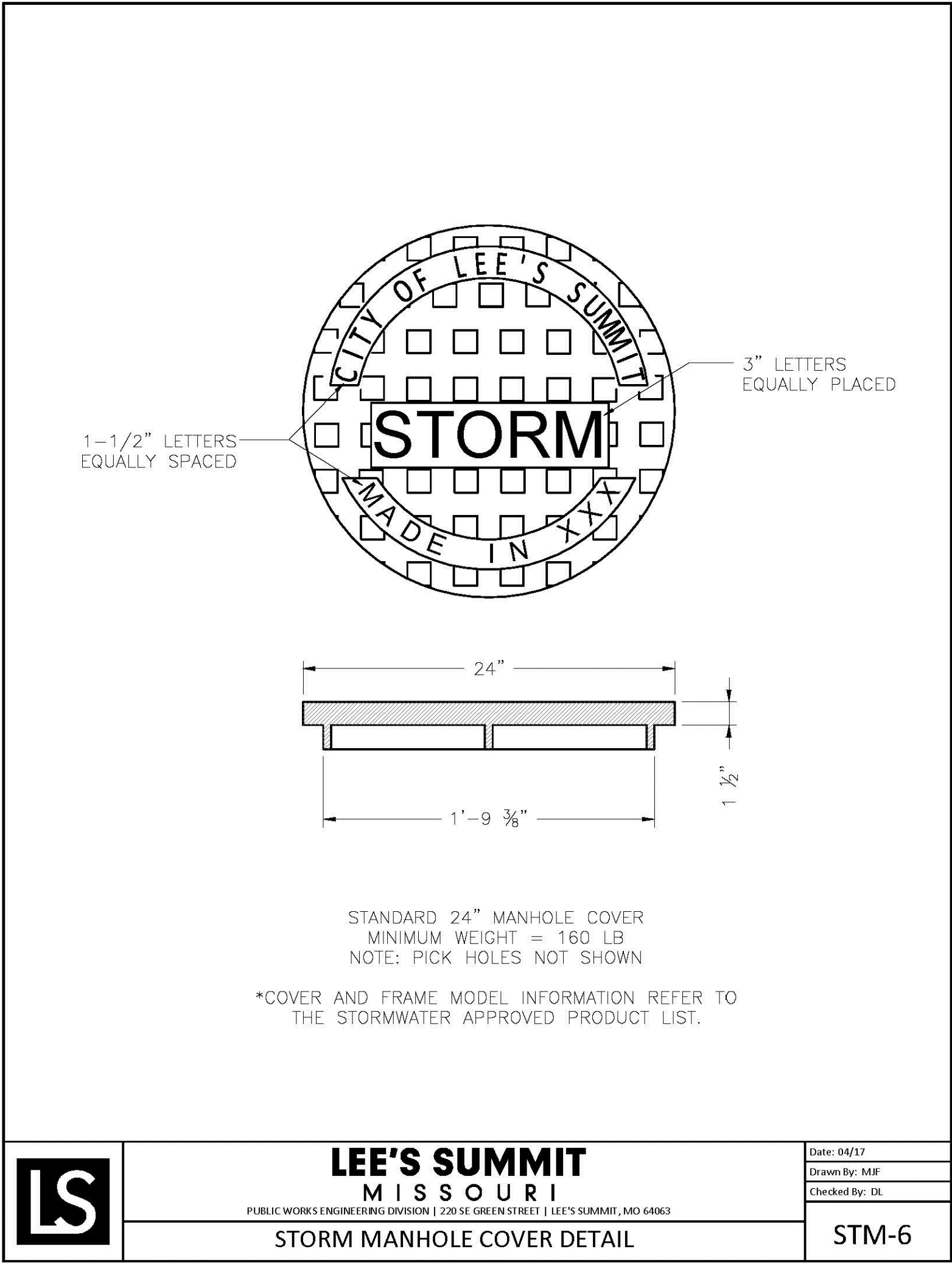
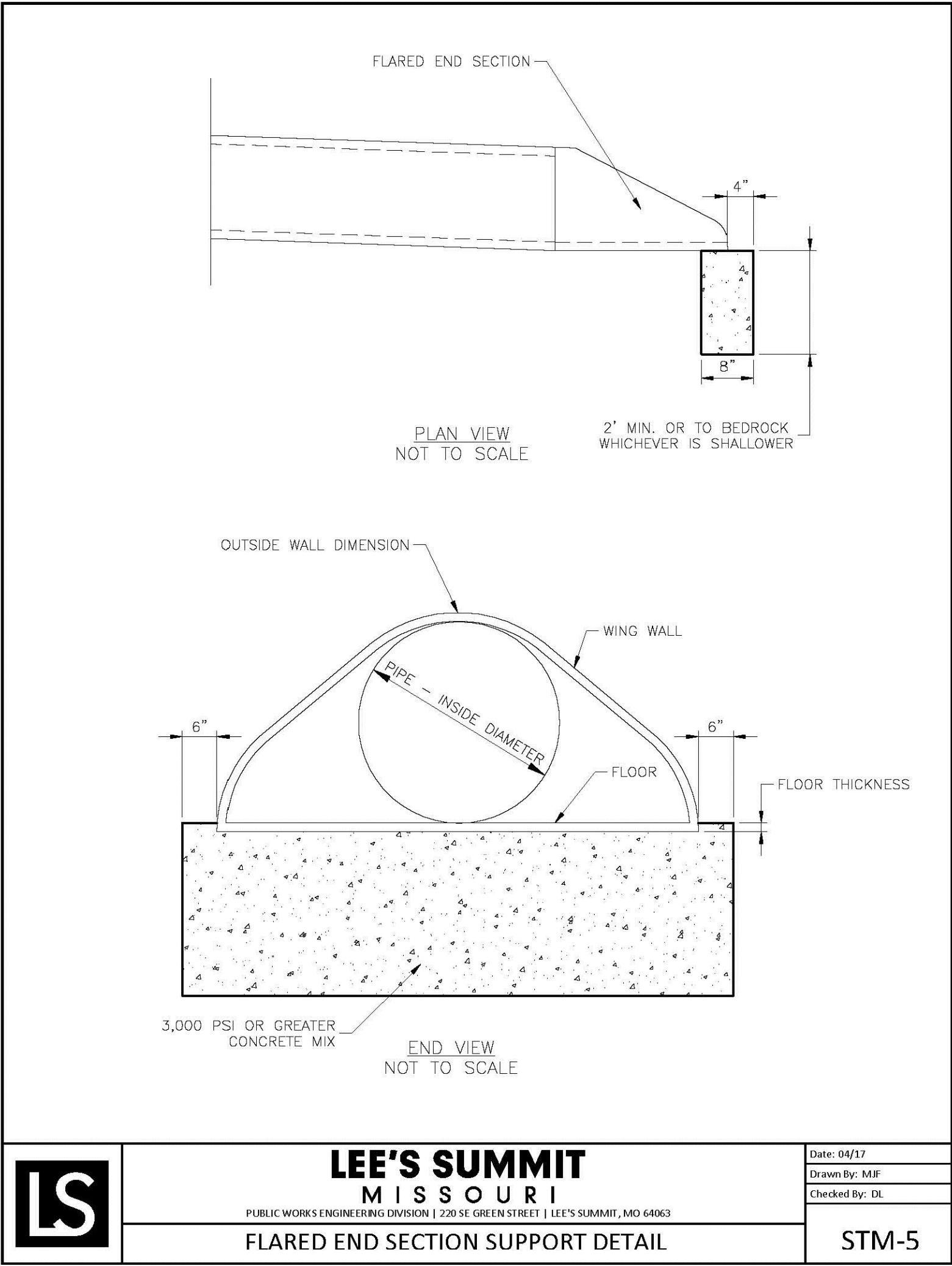
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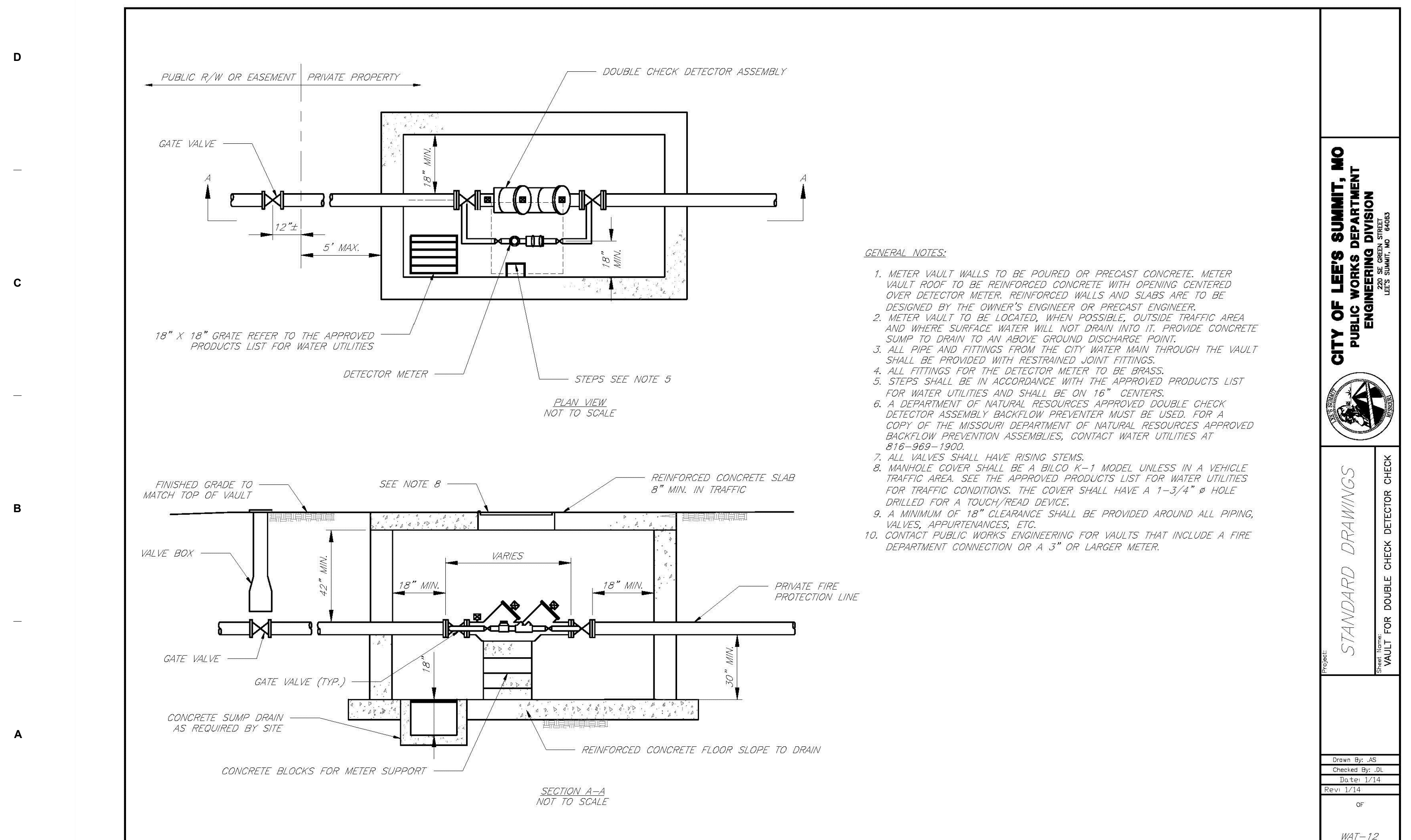
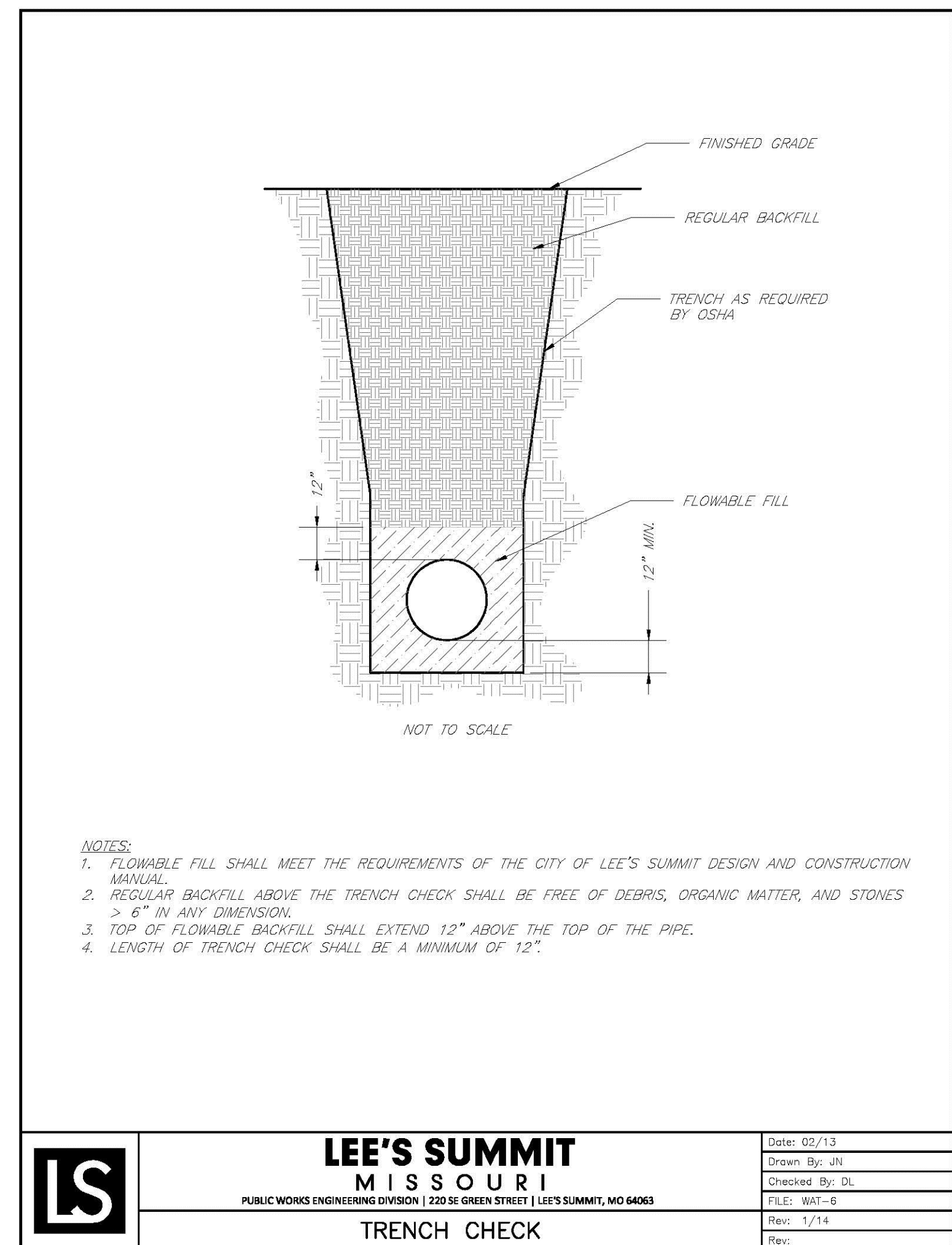
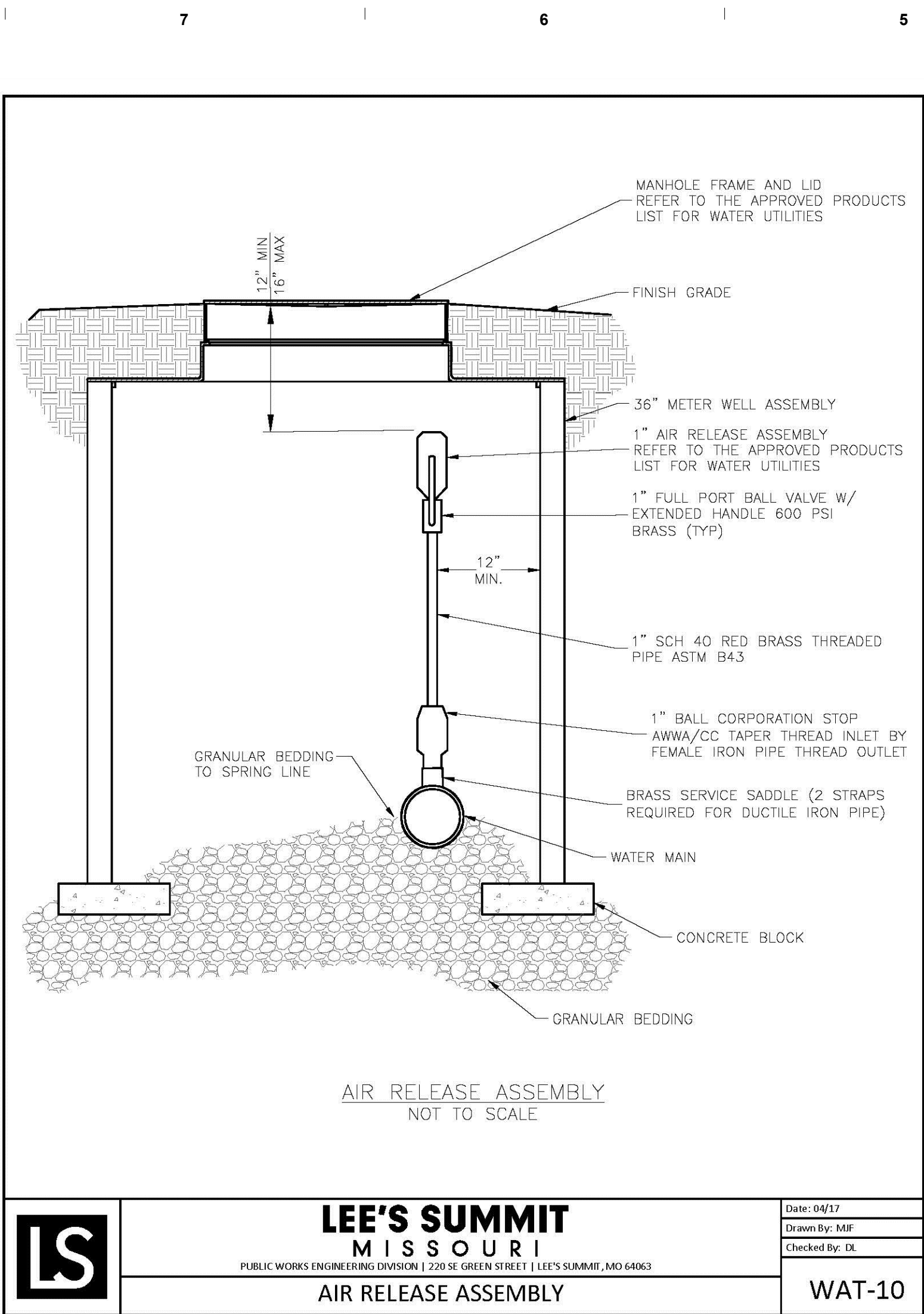
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CITY STANDARD
DETAILS

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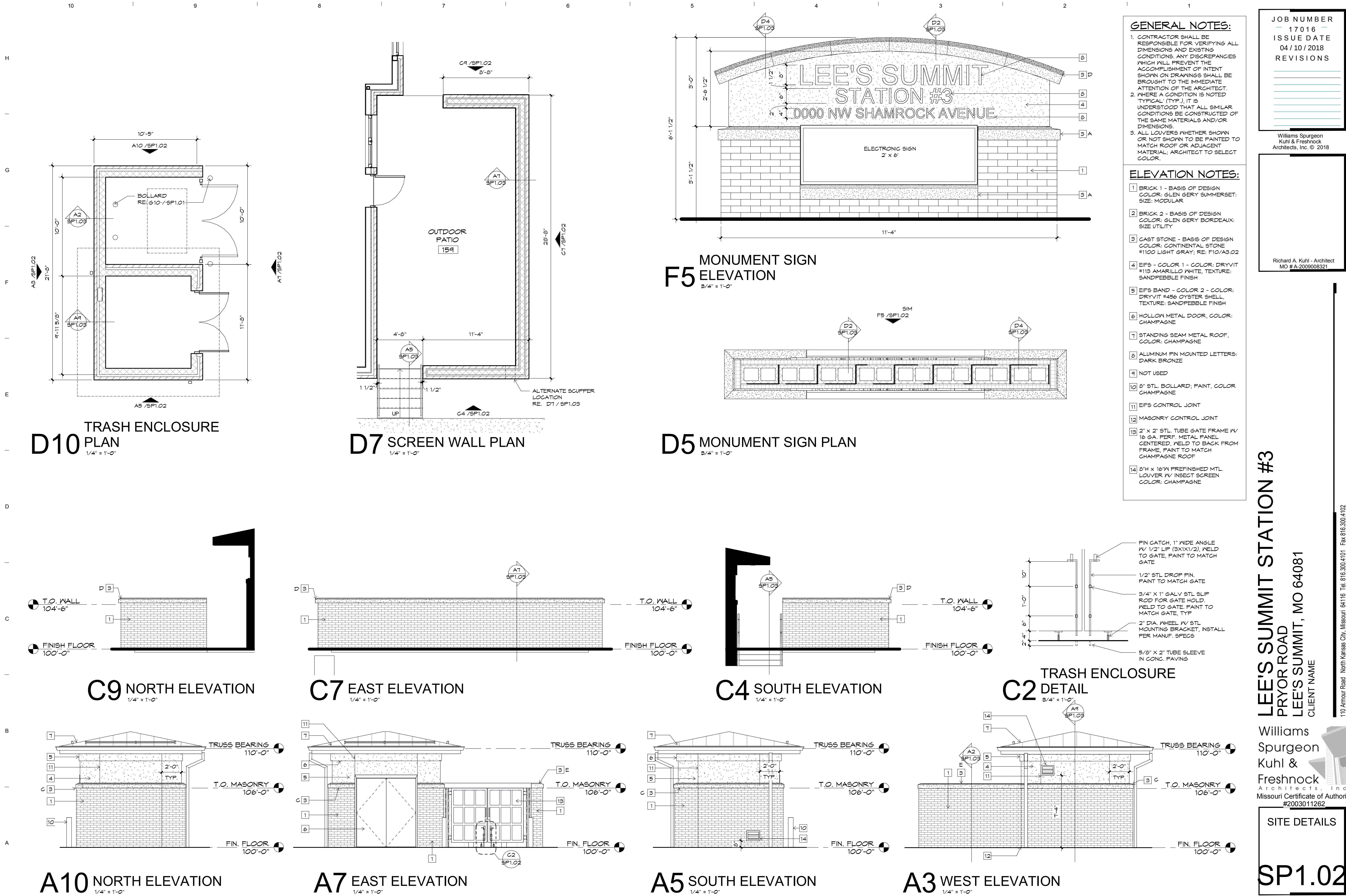


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C10.1

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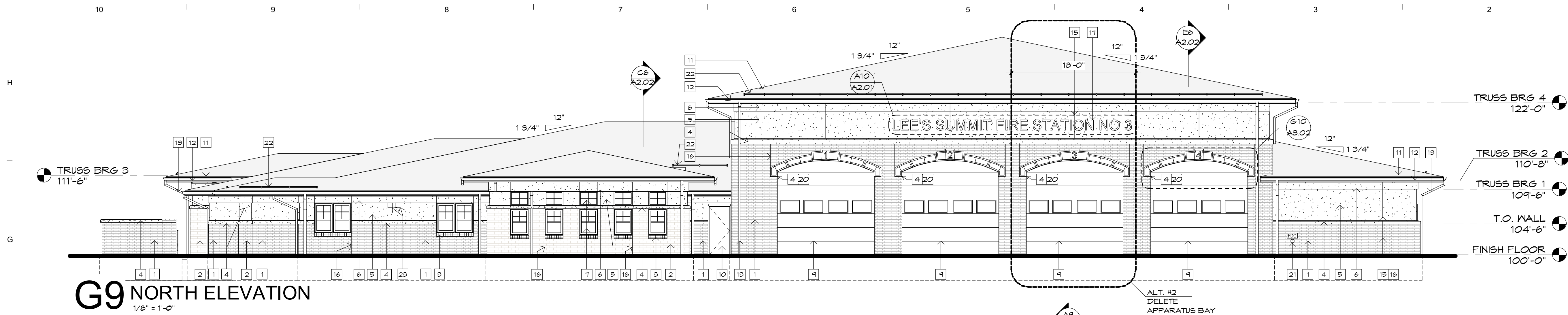
Richard A. Kuhl - Architect
MO #A-2009008321

LEE'S SUMMIT STATION #3
PRYOR ROAD
LEE'S SUMMIT, MO 64081
CLIENT NAME

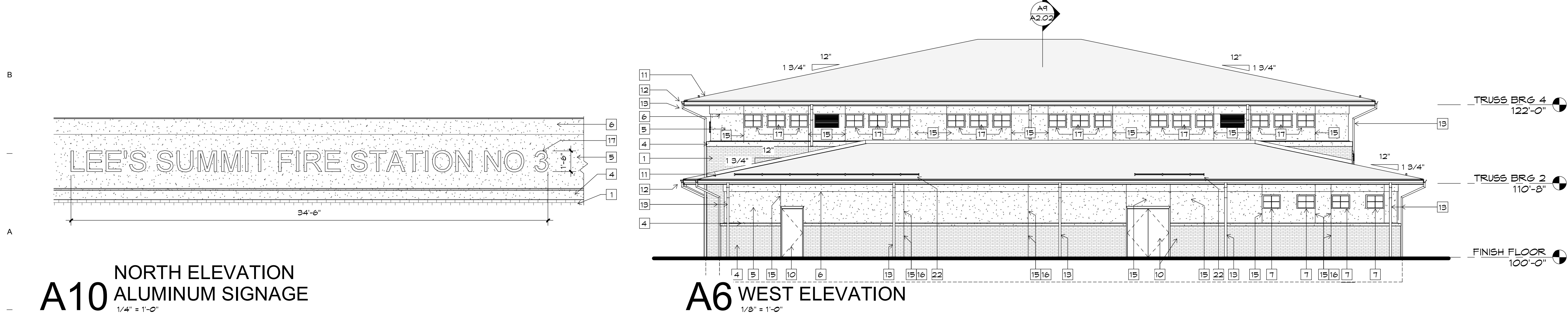
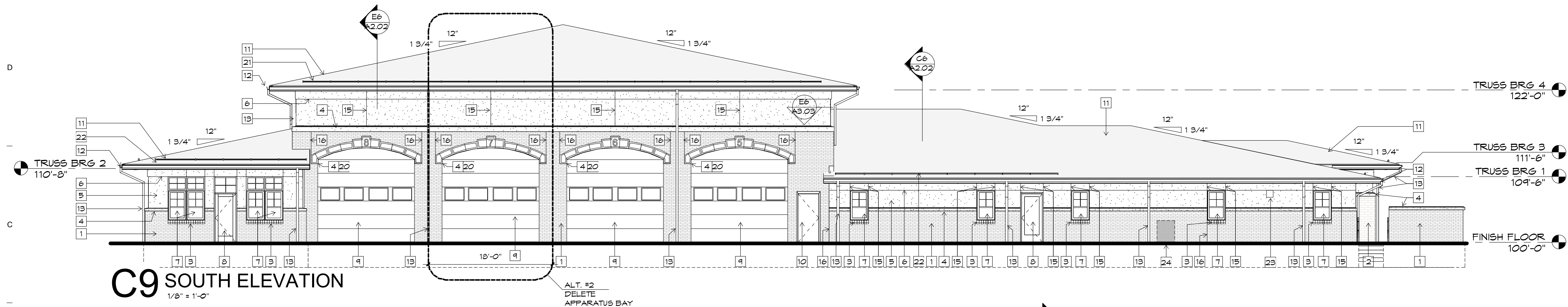
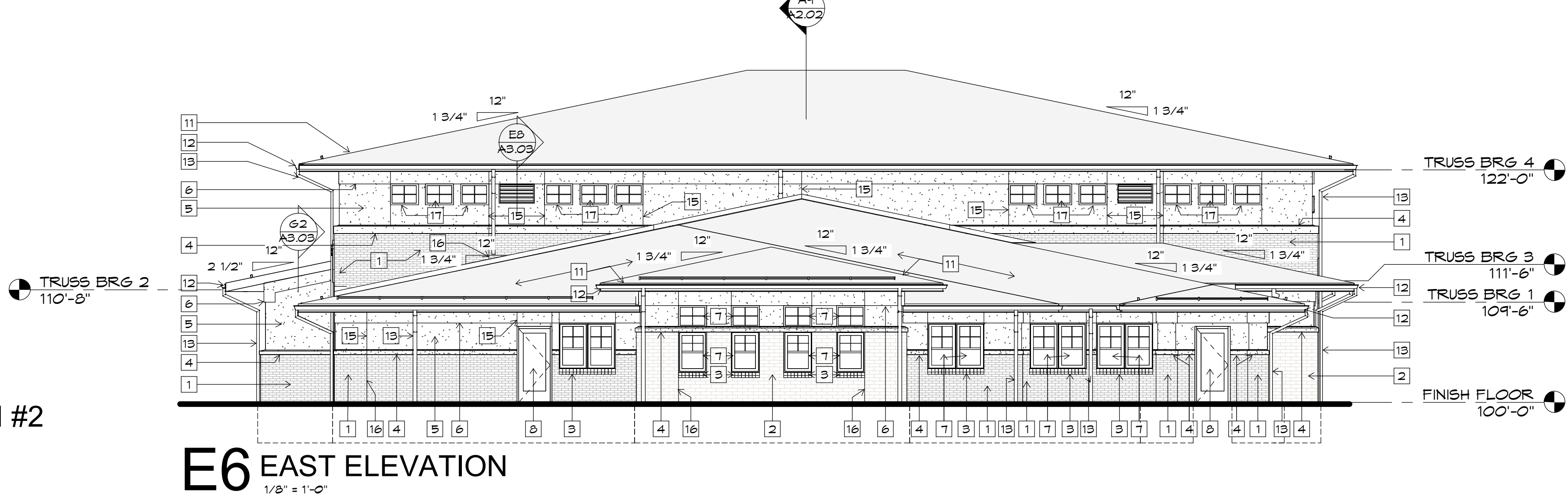
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SITE DETAILS

SP1.02



E10 FRONT ELEV. OF LEE'S SUMMIT FIRE STATION #2
NOT TO SCALE



A10 NORTH ELEVATION
ALUMINUM SIGNAGE
1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
2. WHERE A CONDITION IS NOTED 'TYPICAL' (TYP.), IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
3. ALL LOUVERS WHETHER SHOWN OR NOT SHOWN TO BE PAINTED TO MATCH ROOF OR ADJACENT MATERIAL, ARCHITECT TO SELECT COLOR.

ELEVATION NOTES:

- 1 BRICK 1 - BASIS OF DESIGN COLOR: GLEN GERY SUMMERSET; SIZE: MODULAR
- 2 BRICK 2 - BASIS OF DESIGN COLOR: GLEN GERY BORDEAUX; SIZE: UTILITY
- 3 SLOPED BRICK SILL -
- 4 CAST STONE - BASIS OF DESIGN COLOR: CONTINENTAL STONE #1100 LIGHT GRAY; RE. F10 / A3.02
- 5 EIFS - COLOR 1 - COLOR: DRYVIT # 113 AMARILLO WHITE, TEXTURE: SANDPEBBLE FINISH
- 6 EIFS BAND - COLOR 2 - COLOR: DRYVIT #456 OYSTER SHELL, TEXTURE: SANDPEBBLE FINISH
- 7 ALUMINUM WINDOW, COLOR: EFGO ULTRA-ESCENT II ASTI
- 8 ALUMINUM DOOR, COLOR: EFGO ULTRA-ESCENT II ASTI CHAMPAGNE
- 9 OVERHEAD DOOR, COLOR: EFGO ULTRAPON 2-COAT LIGHT BROWN
- 10 HOLLOW METAL DOOR, COLOR: EFGO ULTRAPON 2-COAT LIGHT BROWN
- 11 STANDING SEAM METAL ROOF, COLOR: CHAMPAGNE
- 12 PREFINISHED METAL GUTTER; COLOR: CHAMPAGNE
- 13 PREFINISHED METAL DOWNSPOUT, COLOR: CHAMPAGNE; EXTEND DOWNSPOUT INTO STORM SEWER BOOT; RE: CIVIL DWGS.; PROVIDE BOOT COVER TO MATCH DOWNSPOUT
- 14 8" STL. BOLLARD; PAINT, COLOR TO BE SELECTED BY ARCHITECT
- 15 EIFS CONTROL JOINT
- 16 MASONRY CONTROL JOINT
- 17 ALUMINUM PIN MOUNTED LETTERS, COLOR: DARK BRONZE
- 18 MECH/PLUMBING EQUIPMENT @ ROOF, PAINT TO MATCH ROOF, TYP.
- 19 PREFINISHED LOUVER VENT PER MEP; COLOR TO MATCH ADJACENT MATERIAL
- 20 PROVIDE END DAMS & KEEP VENTS AT ENDS OF ROLLED PLATE & ARCH, TYP.
- 21 FIRE DEPARTMENT CONNECTION (FDC)
- 22 SNOW GUARDS; COLOR TO MATCH ROOF; CHAMPAGNE
- 23 EXHAUST DUCT WALL CAP, COLOR CHAMPAGNE / RE. MECH
- 24 CONDENSING UNIT / RE. MECH

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EXTERIOR
ELEVATIONS

A2.01

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