JOHN KNOX VILLAGE
MEADOWS

LEE'S SUMMIT, MISSOURI

John Knox Village

FDP SUBMISSION

DATE: SEPTEMBER 5, 2018

COMM. NO. 17106.00

INDEX TO DRAWINGS

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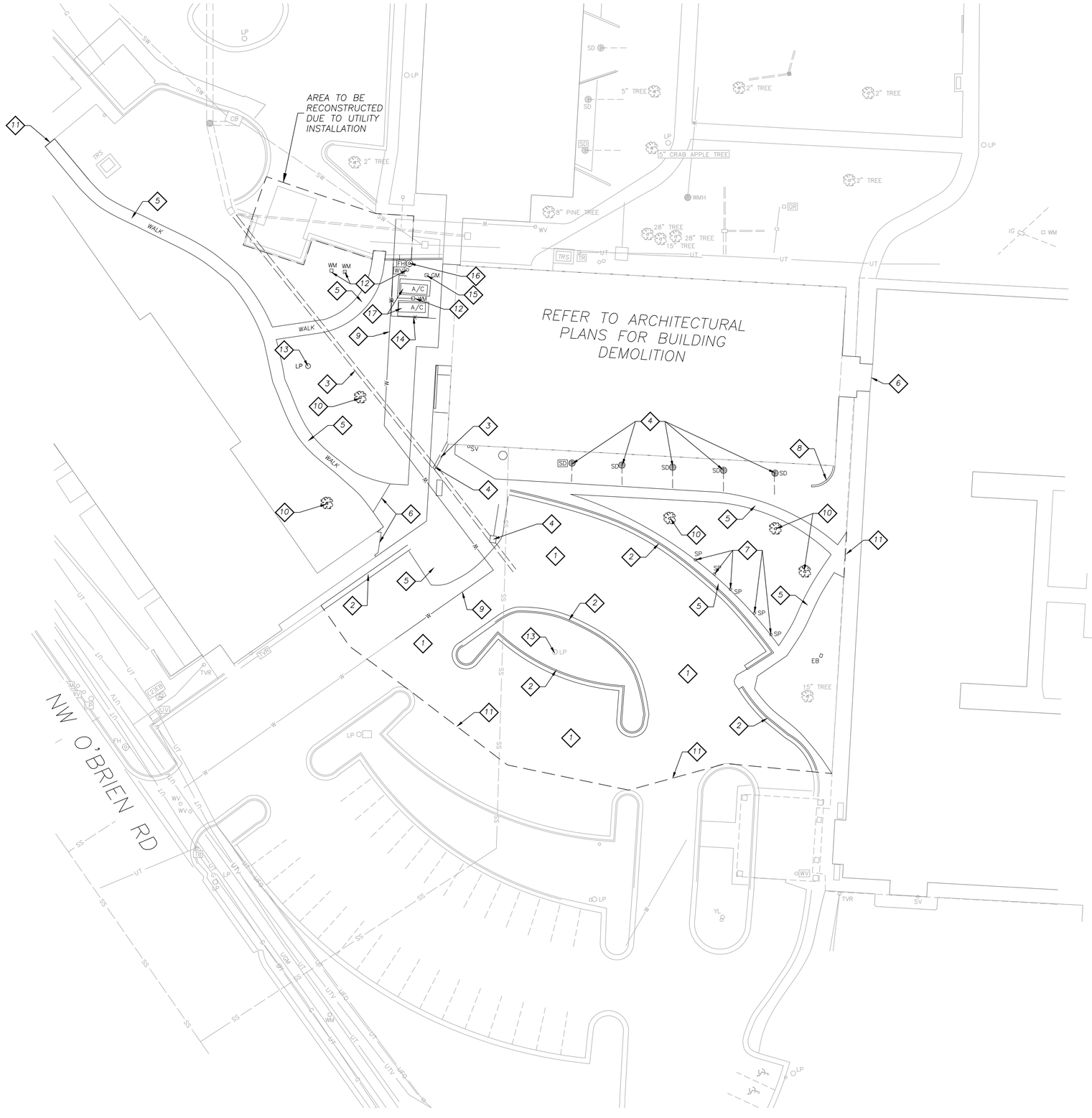

DEMOLITION NOTES

1	REMOVE & DISPOSE OF EXISTING ASPHALT
2	REMOVE & DISPOSE OF EXISTING CURB
3	REMOVE & DISPOSE OF EXISTING STORM PIPE
4	REMOVE & DISPOSE OF EXISTING STORM STRUCTURE
5	REMOVE & DISPOSE OF EXISTING SIDEWALK
6	REMOVE & DISPOSE OF EXISTING BUILDING PER ARCHITECTURAL PLANS
7	REMOVE & DISPOSE OF EXISTING SIGN
8	REMOVE & DISPOSE OF EXISTING WALL
9	EXISTING WATER MAIN TO BE RELOCATED AT OWNER'S EXPENSE; AFTER RELOCATION, ABANDON EXISTING IN PLACE PER UTILITY REQUIREMENTS
10	REMOVE EXISTING TREE
11	SAW CUT EXISTING PAVEMENT FULL DEPTH WITH A CLEAN STRAIGHT EDGE
12	REMOVE & DISPOSE OF EXISTING WATER STRUCTURE
13	REUSE EXISTING LIGHT POLE AND FIXTURE
14	REMOVE & DISPOSE OF EXISTING FENCE
15	RELOCATE EXISTING GAS MAIN
16	RELOCATE EXISTING FIRE HYDRANT
17	REMOVE & DISPOSE OF EXISTING HVAC EQUIPMENT

GENERAL NOTES

1. ALL MATERIALS SHALL BE REMOVED AND NOT DISPOSED OF ON-SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO MEET ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO THE DISPOSAL OF CONSTRUCTION/DEMOLITION MATERIAL.
2. ALL PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION/CONSTRUCTION ACTIVITY.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.
4. EXISTING STORM & STRUCTURES SHALL BE EXCAVATED AND REMOVED.

N

SCALE: 1"=20'

0 20 40

MENU

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STATE OF MISSOURI
ERIC BYRD
09/05/2018
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

PROJECT TITLE

John Knox Village

VAL 400

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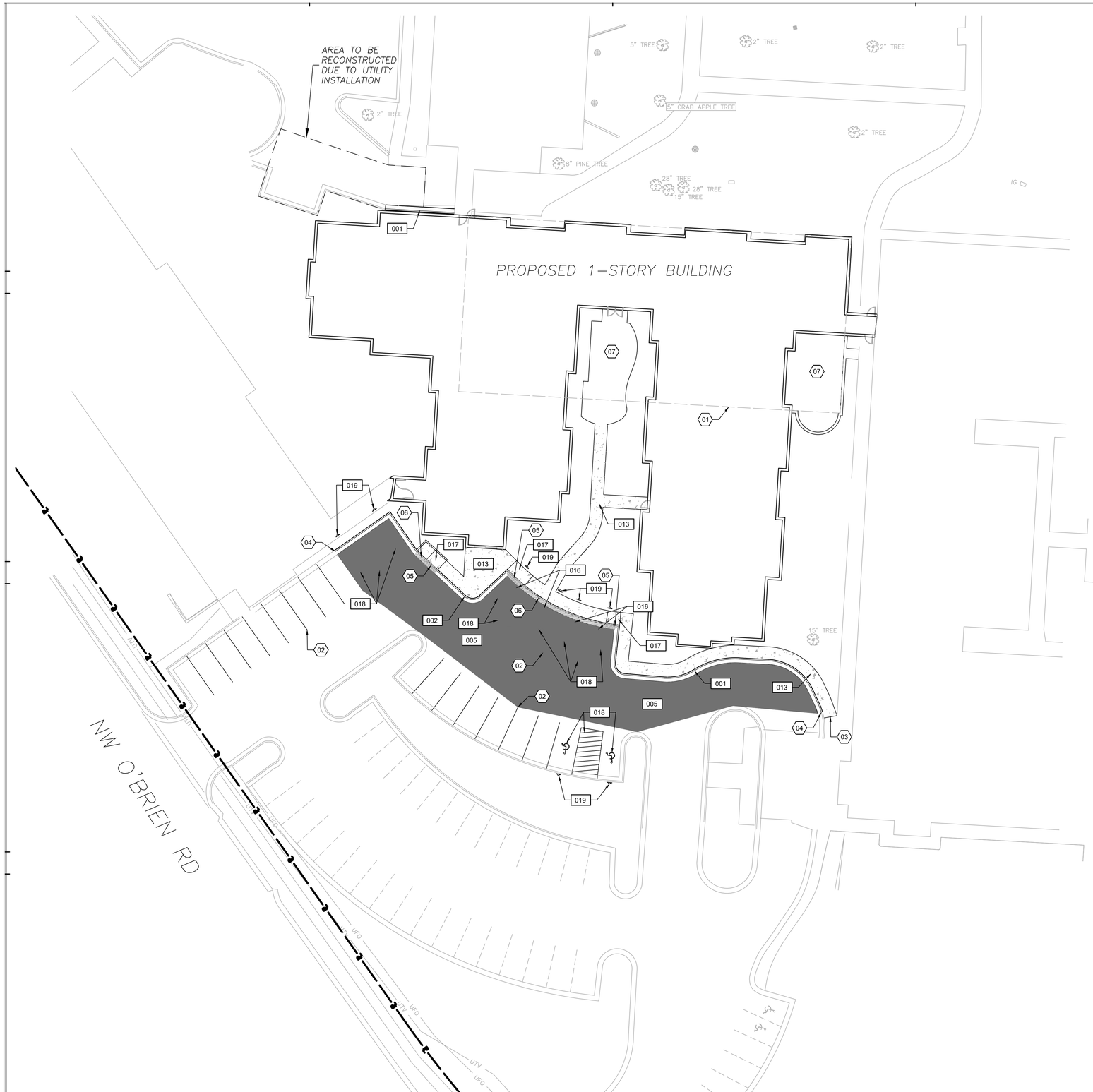
DEMOLITION PLAN

COMM. NO.	DATE
17106.00	SEPTEMBER 5, 2018
DRAWING	SHEET
C1.0	01 OF 11



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SITE DATA

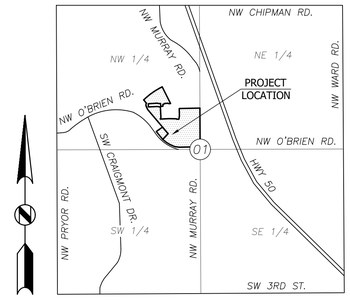
BUILDING	
PROPOSED BUILDING 25 UNITS	19,920 SF
DISTURBED AREA	0.99 AC
PARKING STALLS	
TOTAL PARKING STALLS	66
REQUIRED ADA STALLS	3
PROPOSED ADA STALLS	10

PROJECT ADDRESS

1706 NW O'BRIEN ROAD
LEE'S SUMMIT, MO 64081

LEGAL DESCRIPTION

LOT F OF REPLAT OF JOHN KNOX RETIREMENT VILLAGE – 12TH PLAT & LOTS 34 AND 35 OF HIGHWAY MANOR



SECTION MAP
SECTION 01-T47N-R32W

DETAILS

SEE CONSTRUCTION DETAILS – SHEETS C6.0

001	TYPE "B" CONCRETE CURB & GUTTER
002	TYPE "B-DRY" CONCRETE CURB & GUTTER
005	MEDIUM DUTY ASPHALT PAVEMENT
013	CONCRETE SIDEWALK SECTION
017	SIDEWALK RAMP
018	(ADA) HANDICAP PARKING STRIPING
019	(ADA) HANDICAP PARKING SIGNAGE
020	CONCRETE WHEEL STOP

CONSTRUCTION NOTES

01	EXISTING BASEMENT TO REMAIN
02	LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING
03	CONNECT TO EXISTING SIDEWALK
04	CONNECT TO EXISTING CURB
05	TRANSITION CURB & GUTTER. REFER TO GRADING PLAN
06	ZERO-HEIGHT CURB & GUTTER. REFER TO GRADING PLAN
07	PATIO. REFER TO ARCHITECTURAL PLAN

LEGEND

- PROPERTY LINE
- MEDIUM DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- ZERO-HEIGHT CURB
- TRANSITION CURB

N

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0 20 40

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SITE PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 5, 2018
DRAWING C2.0	SHEET 02 OF 11

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DIMENSION PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 5, 2018
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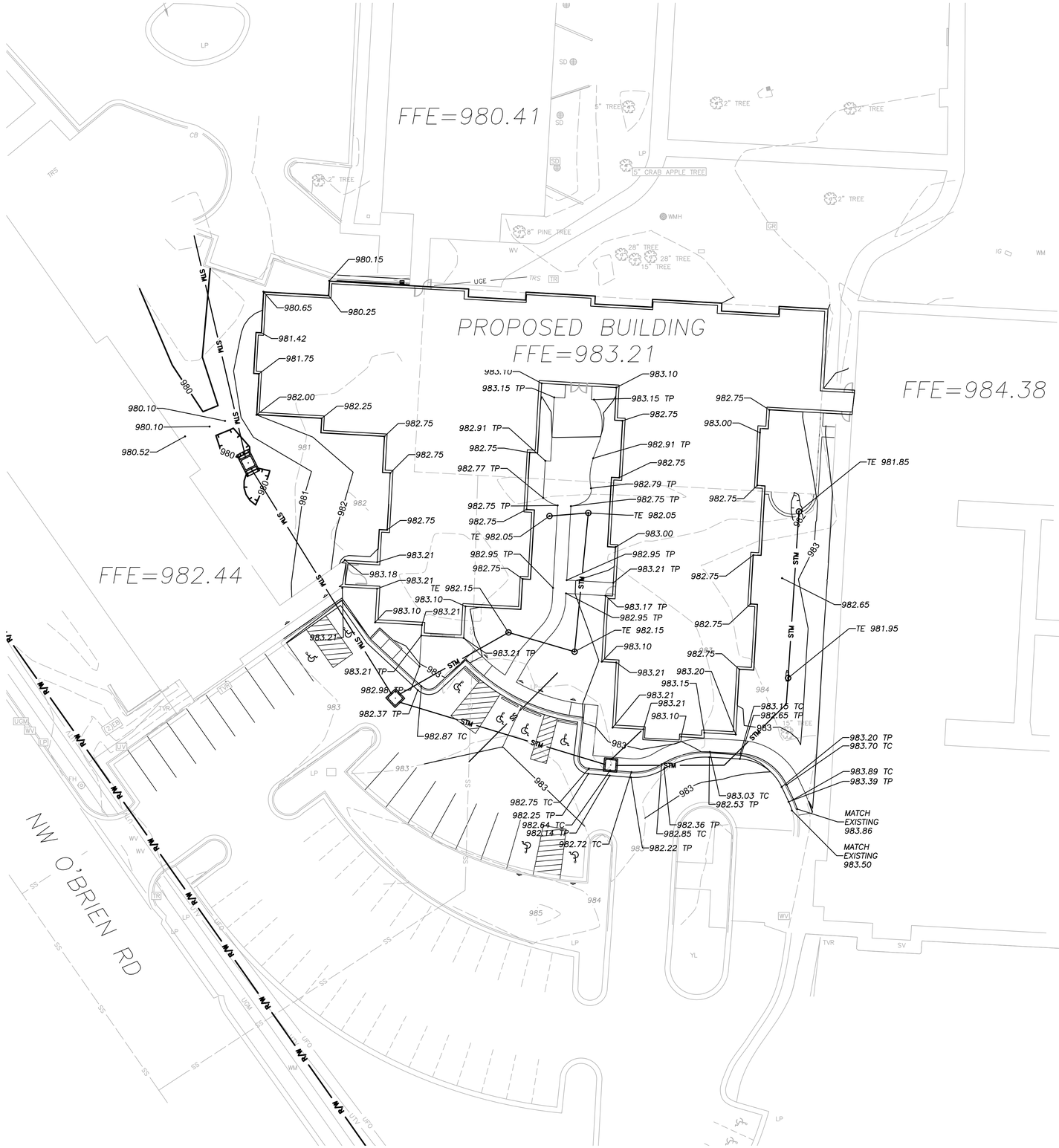

GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Engineering Report prepared for the project and satisfy himself as to the existing conditions and recommendations contained in the report.
2. As discussed in the Geotechnical Report, 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. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the Engineer and the On-Site Geotechnical Representative. Areas that display rutting or pumping that are unsatisfactory to the Engineer shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime.
10. Finished grades shall not be steeper than 3:1.
11. 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.
12. A 1/4" per foot maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

LEGEND

980	FINISH GRADE 5' CONTOURS
980	FINISH GRADE 1' CONTOURS
980	EXISTING GRADE 5' CONTOURS
980	EXISTING GRADE 1' CONTOURS
R/W — R/W	RIGHT-OF-WAY LINE
STM — STM	PROPOSED STORM SEWER MAIN

XXXX.XX		FINISHED GRADE ELEVATION
XXXX.XX	TE	TOP OF STRUCTURE ELEVATION
XXXX.XX	TP	TOP OF PAVEMENT ELEVATION
XXXX.XX	TC	TOP OF CURB ELEVATION

SCALE: 1"=20'
0 20 40

MENU

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09/05/2018
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GRADING PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 5, 2018
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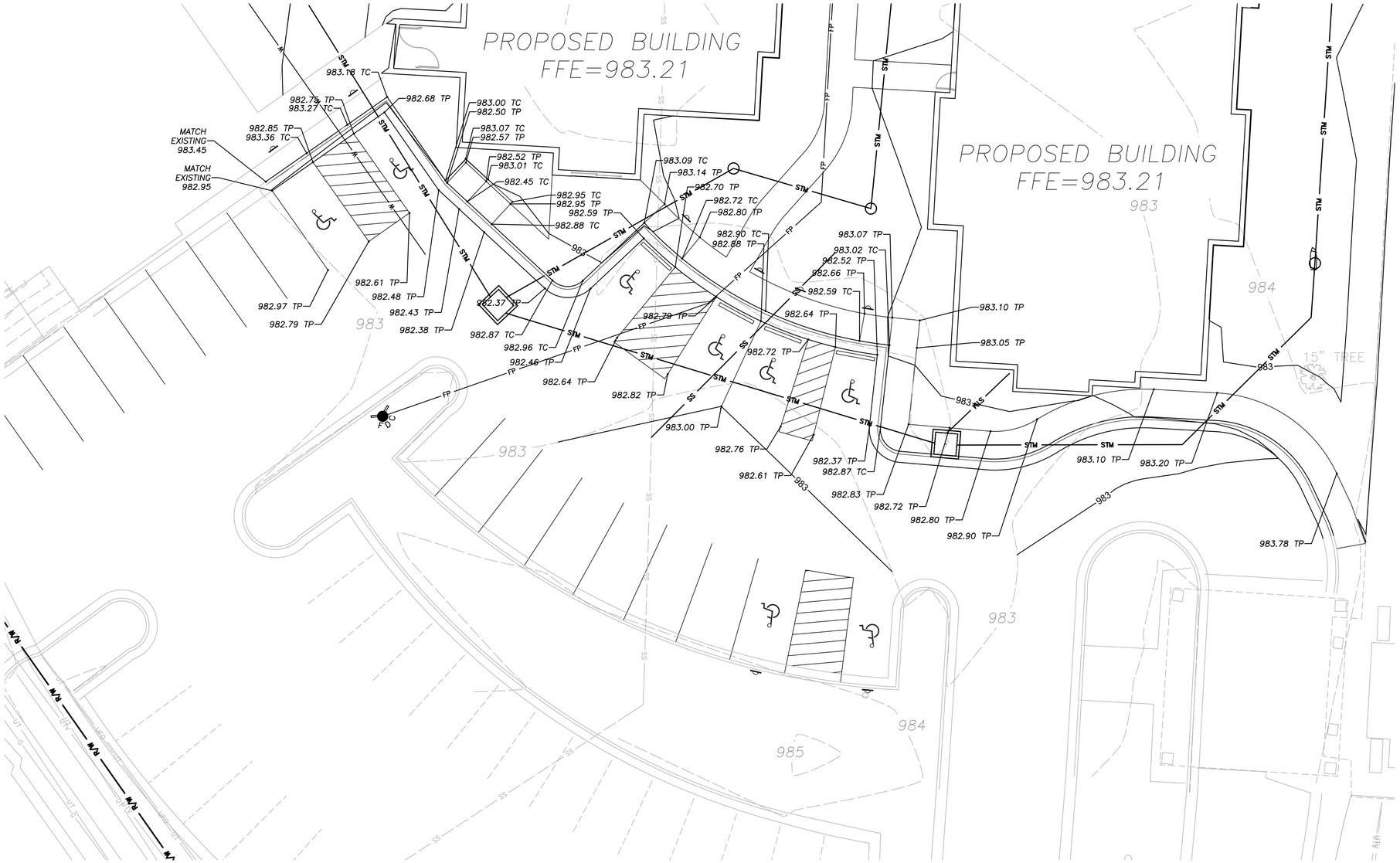

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LEGEND

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980	FINISH GRADE 1' CONTOURS
980	EXISTING GRADE 5' CONTOURS
980	EXISTING GRADE 1' CONTOURS
R/W R/W	RIGHT-OF-WAY LINE
STM STM	PROPOSED STORM SEWER MAIN

XXXX.XX		FINISHED GRADE ELEVATION
XXXX.XX	TE	TOP OF STRUCTURE ELEVATION
XXXX.XX	TP	TOP OF PAVEMENT ELEVATION
XXXX.XX	TC	TOP OF CURB ELEVATION

N

SCALE: 1"=10'

0 10 20

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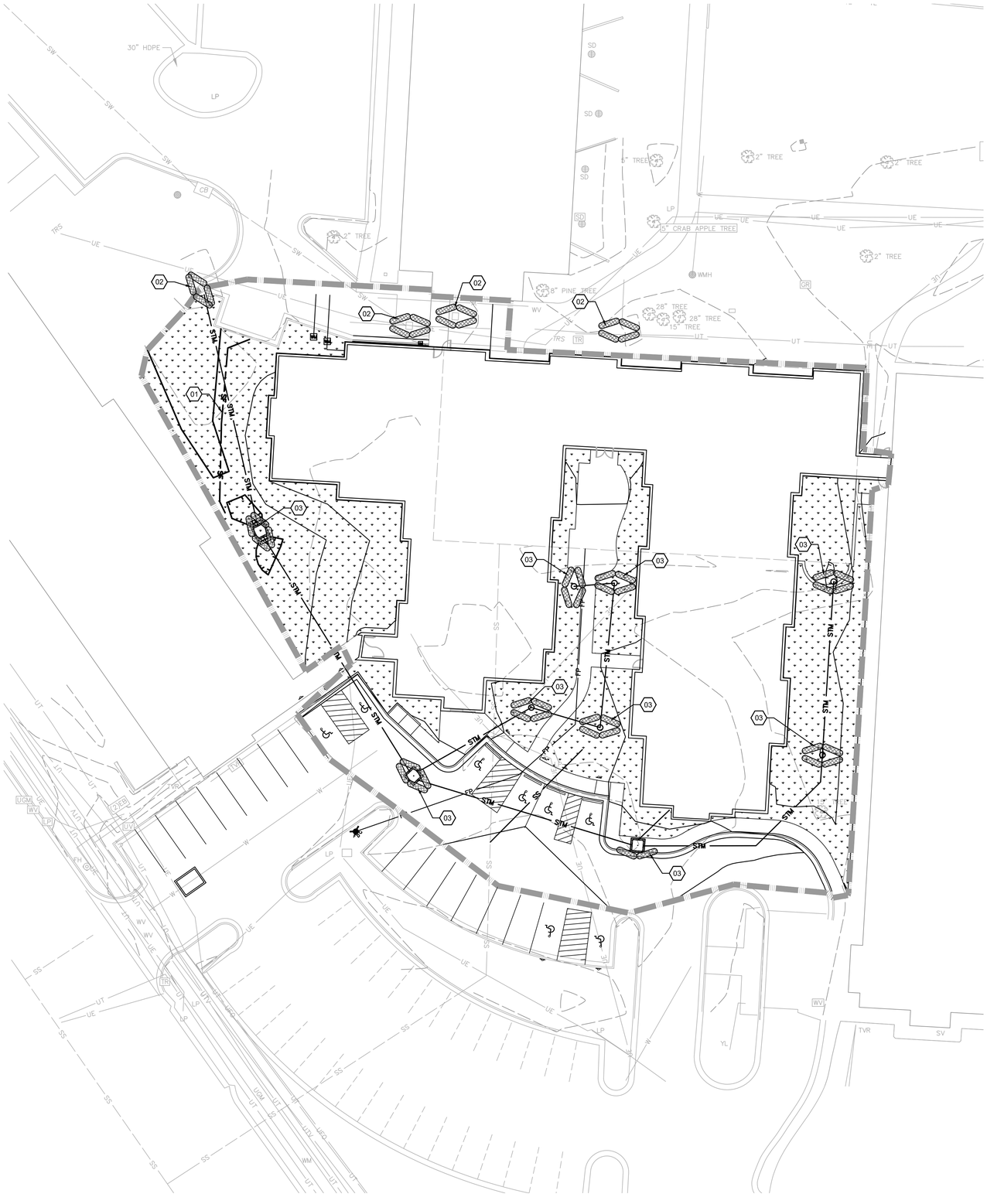
DETAILED GRADING PLAN

COMM. NO. 17106.00	DATE SEPTEMBER 5, 2018
DRAWING C3.1	SHEET 05 OF 11



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.
   - Construct a stabilized entrance/parking/delivery area.
   - 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 Missouri Water Pollution Control and NPDES Stormwater Runoff from Construction Sites General Permit, KC–APWA Specifications Section 2150, 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.

EROSION/SEDIMENT CONTROL STAGING CHART

Project Stage	BMP Plan Ref. No.	BMP Description	Remove after stage:	Notes:
A – Place BMP's Prior to Land Disturbance.	01	Perimeter Silt Fence	C	Place as shown on plan.
	02	Existing Inlet Protection	C	Place as shown on plan.
B – After Utility Storm Sewer Construction	03	Storm Inlet Protection	C	Place as shown on plan.
C – Final Grading, Paving & Landscaping	04	Final Seeding, Sod and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

DETAILS

- SEE CONSTRUCTION DETAIL SHEET FOR THE FOLLOWING

FILTER FABRIC SILT FENCE
ROCK BAG DROP INLET BARRIER

LEGEND

- 934 — PROPOSED CONTOUR
- 934 — EXISTING CONTOUR
- SF — SEDIMENT FENCE
- DISTURBED AREA (0.99 AC)
- INLET FILTER BAGS
- FINAL SEEDING (SOD &/OR LANDSCAPING)

N

SCALE: 1"=20'
0 20 40

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EROSION CONTROL

COMM. NO.	DATE
17106.00	SEPTEMBER 5, 2018
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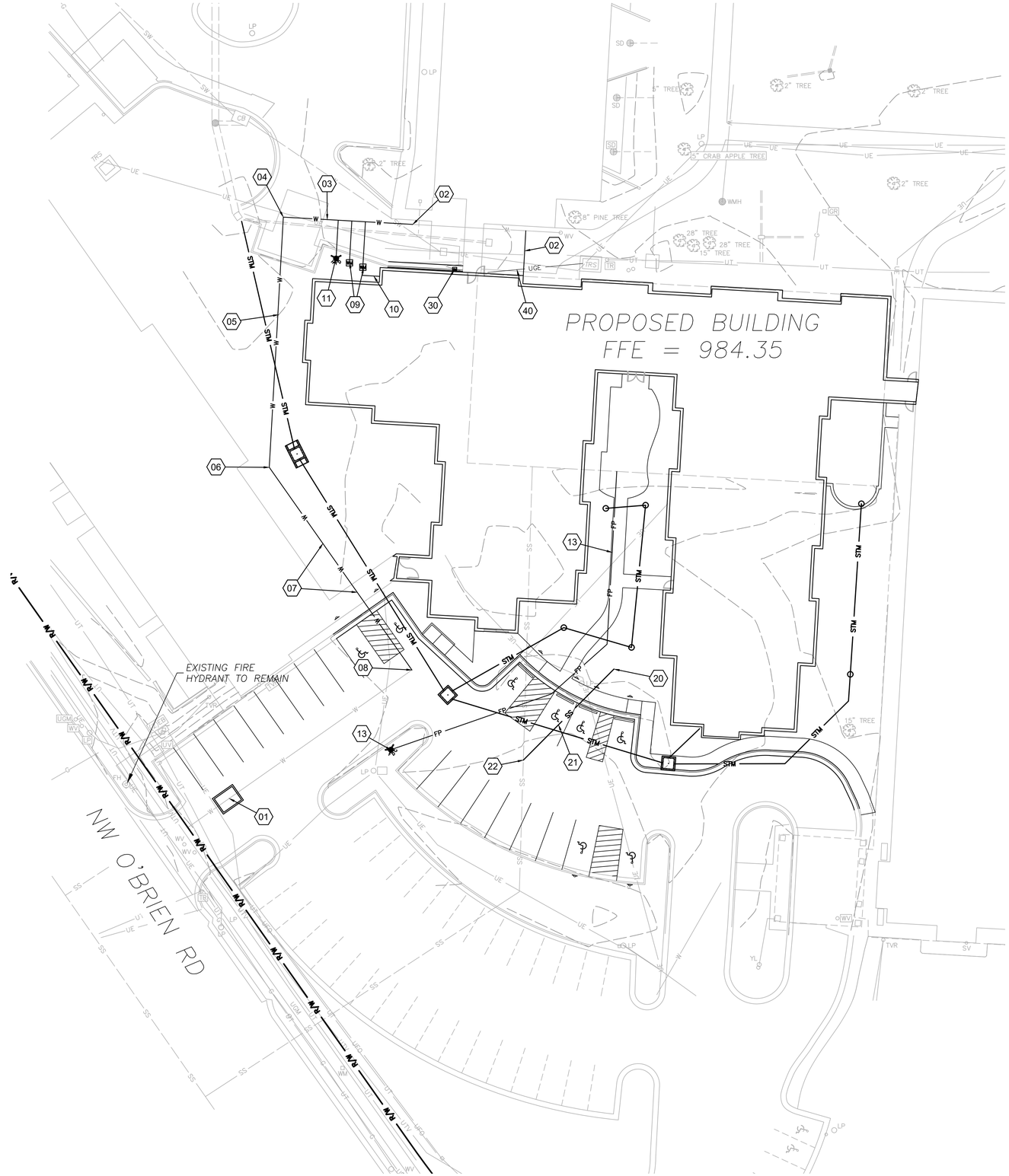

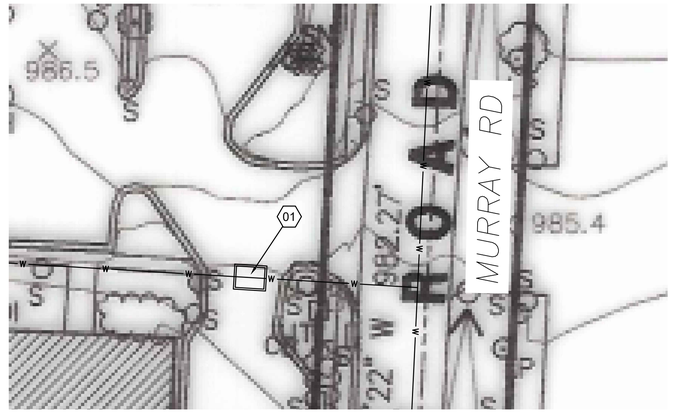

NOTES

MAINTAIN A MINIMUM 5 FOOT SEPARATION BETWEEN TAPS, VALVES, BELLS OR OTHER FITTINGS ON THE WATER MAIN.

MAINTAIN A MINIMUM RADIUS UNOBSTRUCTED CLEARANCE OF 2 FEET FROM ANY BACKFLOW PREVENTER VAULT OR OTHER OBJECT FROM THE DOMESTIC METER PIT.

01 INSTALL 6" USC APPROVED DOUBLE CHECK VALVE ASSEMBLY IN CONCRETE VAULT PER CITY DETAIL. REPAIR PAVEMENT AROUND INSTALLED VAULT AS NEEDED.

02 REMOVE EXISTING 90° BEND AND CONNECT NEW WATER MAIN TO EXISTING.
03 INSTALL 47 LF OF 6" WATER MAIN LINE (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED). INSTALL AT MINIMUM DEPTH OF 42".
04 INSTALL 6" 90° BEND WITH THRUST BLOCKING.
05 INSTALL 92 LF OF 6" WATER MAIN LINE (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED). INSTALL AT MINIMUM DEPTH OF 42".
06 INSTALL 6" 45° BEND WITH THRUST BLOCKING.
07 INSTALL 91 LF OF 6" WATER MAIN LINE (DUCTILE IRON CLASS 50 OR C900 PVC ALLOWED). INSTALL AT MINIMUM DEPTH OF 42". LINE SHALL BE BORED UNDERNEATH EXISTING CORRIDOR.
08 INSTALL 6" 90° BEND WITH THRUST BLOCKING AND CONNECT TO EXISTING WATER MAIN.

09 INSTALL RELOCATED EXISTING WATER METERS IN PIT. SERVICE LINE SHALL BE PERPENDICULAR TO MAIN WITH NO FITTINGS BETWEEN MAIN AND METER SETTER.
10 INSTALL 2" TYPE K COPPER DOMESTIC SERVICE LINE AND CONNECT TO BUILDING PLUMBING.
11 INSTALL RELOCATED FIRE HYDRANT AND ASSEMBLY WITH GATE VALVE.
12 INSTALL FIRE PROTECTION LINE AND CONNECT TO BUILDING PLUMBING. TEE OFF EXISTING WATER MAIN. SIZE AS PROVIDED BY FIRE PROTECTION ENGINEER.
13 INSTALL FIRE LINE FROM BUILDING PLUMBING TO PROPOSED REMOTE FIRE DEPARTMENT CONNECTION. INSTALL 4" STORZ FREE-STANDING FDC, MODEL 6634 OR APPROVED EQUAL.

20 CONNECT TO BUILDING SEWER SERVICE; SEE MEP PLANS.
21 INSTALL 47 LF OF 6" SDR-26 PVC SANITARY SERVICE LINE.
22 CONNECT TO EXISTING SANITARY SERVICE LINE WITH A WYE.

30 INSTALL RELOCATED GAS METER; SEE MEP PLANS FOR CONNECTION.

40 ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING METER; SEE MEP PLANS.

LEGEND

- STM — PROPOSED STORM SEWER
- FP — PROPOSED FIRE PROTECTION LINE
- UGE — PROPOSED ELECTRIC LINE
- WS — PROPOSED DOMESTIC SERVICE LINE
- SS — PROPOSED SANITARY SERVICE LINE
- W — PROPOSED WATER MAIN
- W — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER MAIN
- G — EXISTING GAS MAIN
- EXISTING STORM SEWER

N

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0 20 40

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UTILITY PLAN

COMM. NO.	DATE
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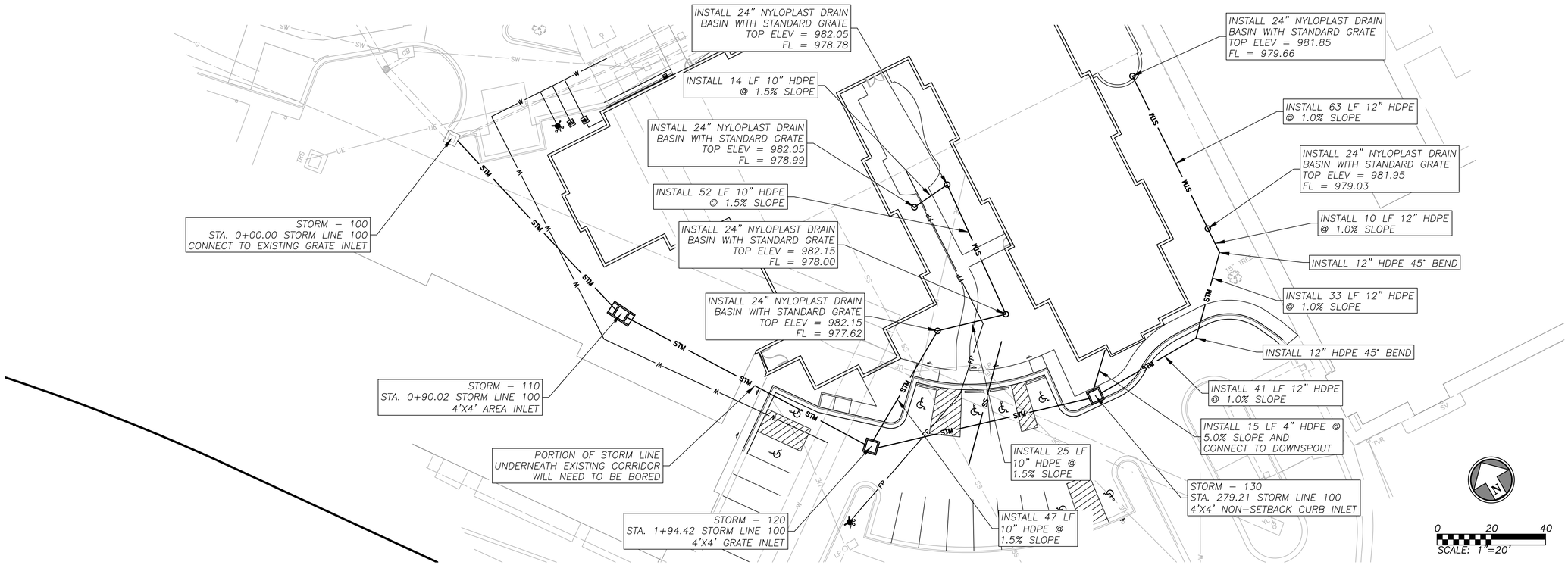
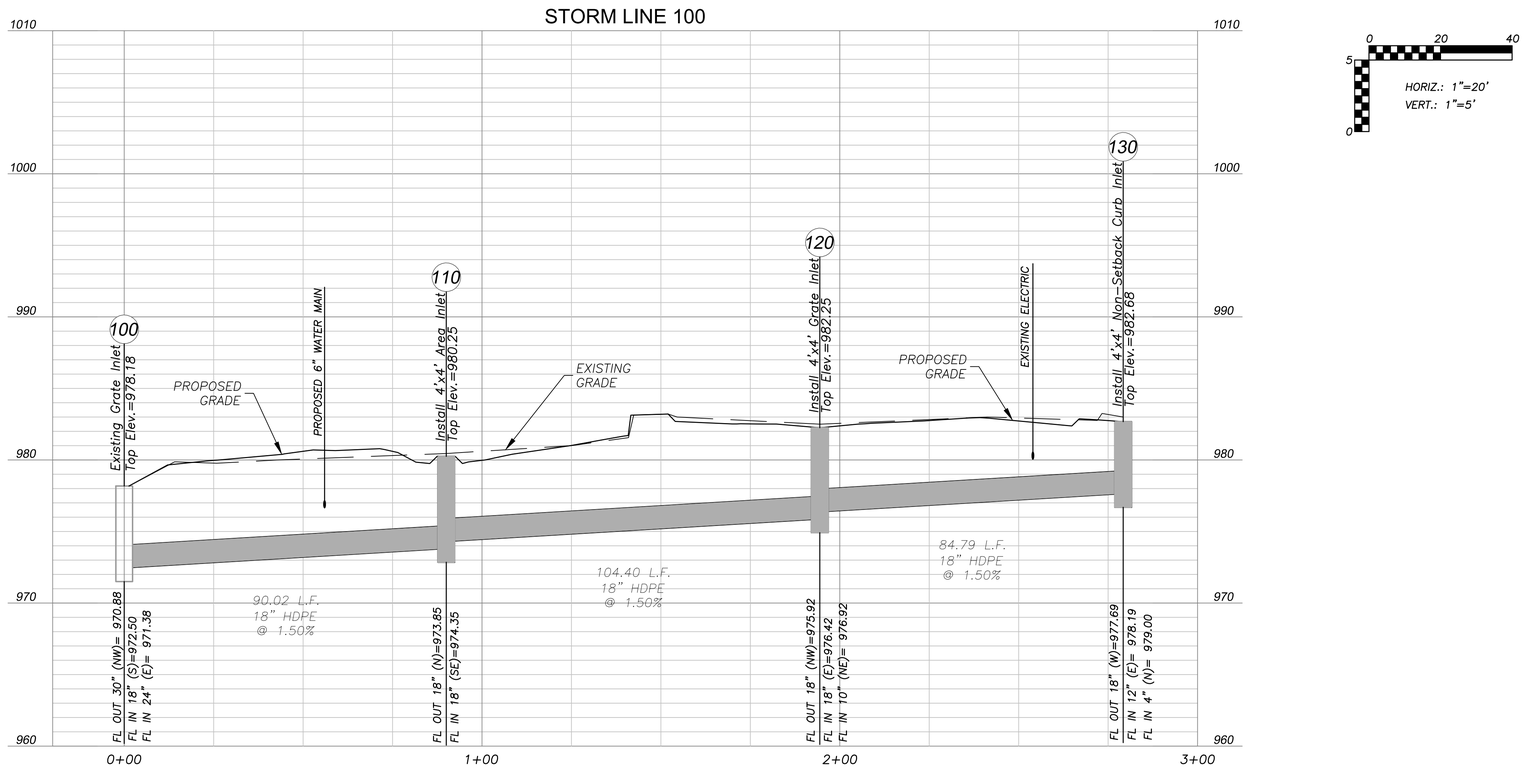
C5.0	07 OF 11



STORM LINE 100



0 20 40
5 0
HORIZ.: 1"=20'
VERT.: 1"=5'

MENU

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STATE OF MISSOURI · ERIC BYRD · 09/05/2018 · NUMBER PE-2010013633 · PROFESSIONAL ENGINEER

PROJECT TITLE

John Knox Village

VAL 400

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St., Ste 207
Charlotte, North Carolina 28203
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

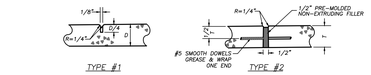
PROJECT DESIGNER	:	DAS
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

NO.	REVISION DESCRIPTION	DATE

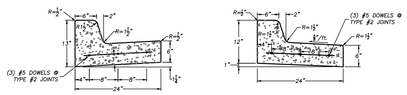
DRAWING TITLE

STORM PLAN AND PROFILE

COMM. NO.	DATE
17106.00	SEPTEMBER 5, 2018
DRAWING C5.1	SHEET 08 OF 11



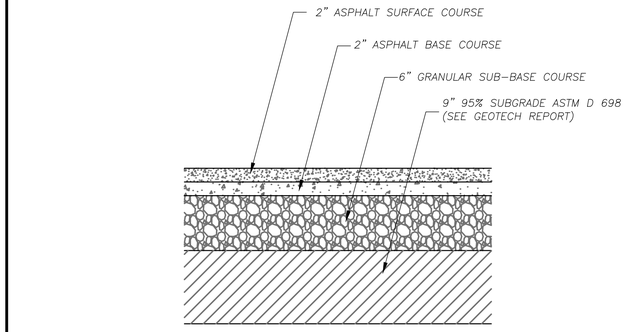
NOTES:
1. TYPE #1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
2. TYPE #1 JOINTS SHALL BE PLACED AT 15'OC.
3. TYPE #2 JOINTS SHALL BE PLACED AT ALL PC's, PT's AND TRANSITIONS, AND WHERE NEW CURB OR PAVEMENT TIES INTO EXISTING CURB.
4. TYPE #2 SMOOTH BARS SHALL BE 24" LONG.



NOTES:
1. ALL CONCRETE SHALL CONFORM TO KCMMB4K.
2. ALL JOINTS WITH EXISTING CURB SHALL BE TYPE #2 JOINTS.
3. A TYPE #2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
4. A TYPE #1 JOINT SHALL BE PLACED AT 15'OC.
5. DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5%min. SLOPE.

002 Not to Scale

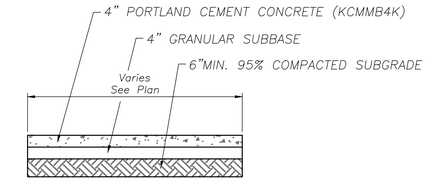
Concrete Curb & Gutter



005 Not to Scale

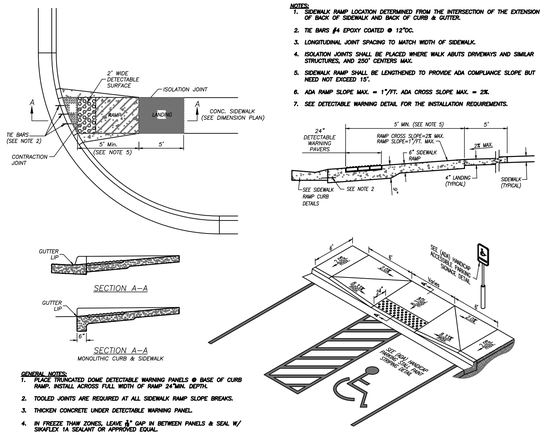
Medium Duty Asphalt Pavement

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.



013 Not to Scale

Concrete Sidewalk Section

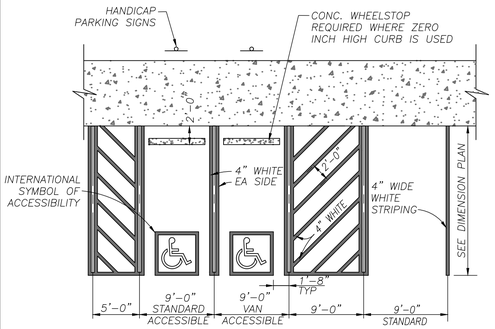


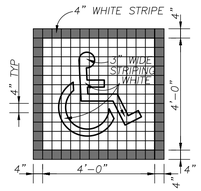
NOTES:
1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
2. TIE BARS #4 EPOXY COATED @ 12"OC.
3. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT NEED NOT EXCEED 15'.
6. ADA RAMP SLOPE MAX. = 1"/FT. ADA CROSS SLOPE MAX. = 2%.
7. SEE DETECTABLE WARNING DETAIL FOR THE INSTALLATION REQUIREMENTS.

GENERAL NOTES:
1. PLACE TRUNCATED DOME DETECTABLE WARNING PANELS @ BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP 2-4"MIN. DEPTH.
2. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.
3. THICKEN CONCRETE UNDER DETECTABLE WARNING PANEL.
4. IN FREEZE THAW ZONES, LEAVE ¼" GAP IN BETWEEN PANELS & SEAL W/ SIKAFLEX 1A SEALANT OR APPROVED EQUAL.

017 Not to Scale

Sidewalk Ramp



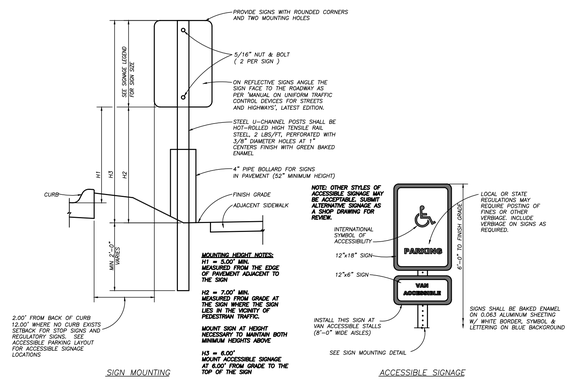


INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTE:
1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING

018 Not to Scale

(ADA) Handicap Parking Striping

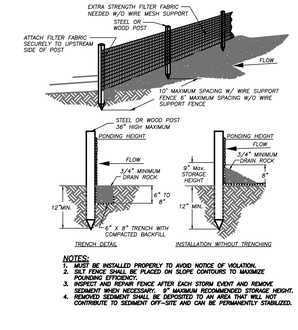


SIGN MOUNTING

ACCESSIBLE SIGNAGE

019 Not to Scale

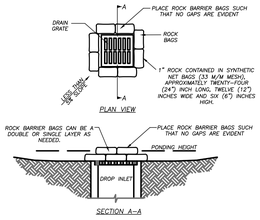
(ADA) Handicap Parking Signage



NOTES:
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING AREA.
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 Not to Scale

Filter Fabric Silt Fence

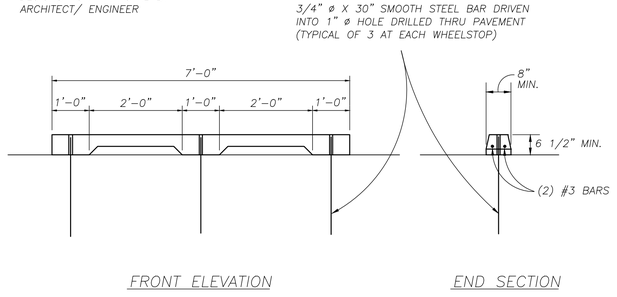


NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. A "REASONABLE" DESIGN SIZE PARTICLE TO CAPTURE MUST BE SELECTED.
3. SIZE DISTRIBUTION OF UPSTREAM SOIL PARTICLES MUST BE EVALUATED.
4. INFLOW AND OUTFLOW FROM THE SYSTEM FOR A SPECIFIC FREQUENCY STORM MUST BE KNOWN.
5. POND VOLUME IS DIRECTLY PROPORTIONAL TO THE DISCHARGE RATE OF WATER FROM THE SYSTEM.
6. POND VOLUME IS INVERSELY PROPORTIONAL TO THE MASS OF THE DESIGN SIZE SUSPENDED PARTICLE.
7. A SYSTEM MUST PROVIDE SUFFICIENT FLOW TO ALLOW FOR DEPOSITION OF DESIGN SIZE PARTICLES.
8. THE PONDING HEIGHT MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

603 Not to Scale

Rock Bag Drop Inlet Barrier

NOTE:
1. SUBMIT ALTERNATIVE WHEELSTOP DESIGNS FOR APPROVAL BY ARCHITECT/ ENGINEER



FRONT ELEVATION

END SECTION

020 Not to Scale

Concrete Wheelstop

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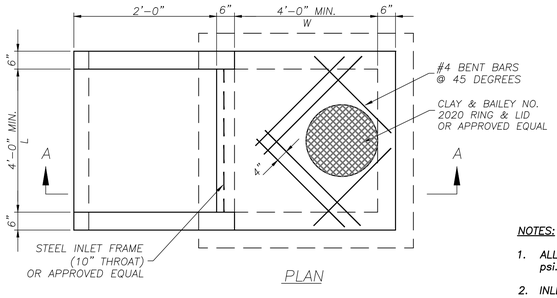
PROJECT DESIGNER	:	DAS
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

CONSTRUCTION DETAILS

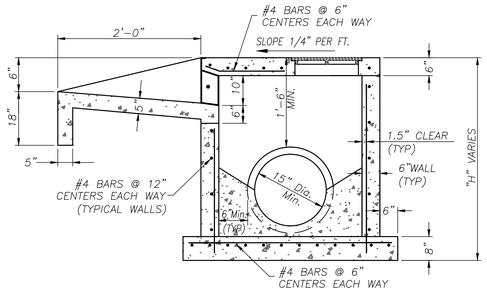
COMM. NO.	DATE
17106.00	SEPTEMBER 5, 2018
DRAWING C6.0	SHEET 09 OF 11



PLAN

NOTES:

1. ALL CONCRETE SHALL BE 4000 psi.
2. INLET CONSTRUCTION NOTES SHALL LIST THE "L" DIMENSION FIRST, THE "W" DIMENSION SECOND, AND THE "H" DIMENSION THIRD.
3. FLOOR OF INLET SHALL HAVE A SHAPED CONCRETE INVERT TO PROVIDE FOR SMOOTH FLOW.
4. THE MINIMUM DIMENSION BETWEEN TOP OF PIPE AND TOP OF BOX SHALL BE 1'-6" (TYPICAL ALL WALLS)

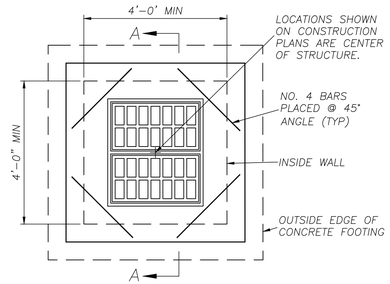


Area Inlet

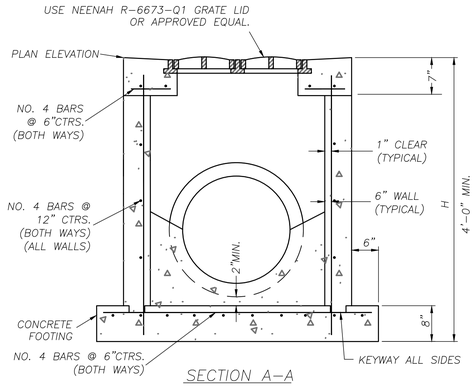
Not to Scale

NOTES

1. ALL CONCRETE SHALL BE 4000 PSI.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
6. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
7. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF ±1/8" SHALL BE PERMITTED.
8. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
9. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
10. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
11. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
12. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
13. RCP CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
14. THE CONCRETE THICKNESS AND REINFORCEMENT SHOWN IS FOR BOXES WITH ("L"+"H") AND ("W"+"H") LESS THAN OR EQUAL TO 20. FOR BOXES WITH EITHER OF THESE CALCULATIONS GREATER THAN 20, A SPECIAL DESIGN IS REQUIRED.



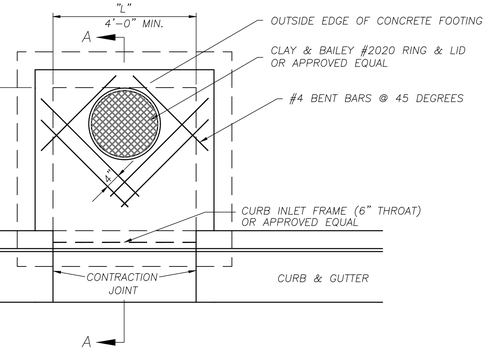
PLAN VIEW



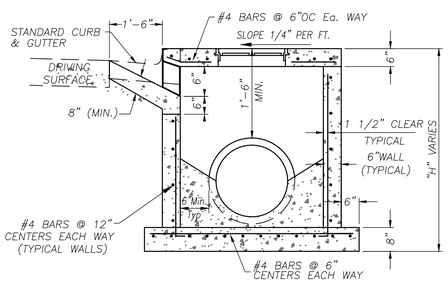
SECTION A-A

Grate Inlet

Not to Scale



PLAN VIEW



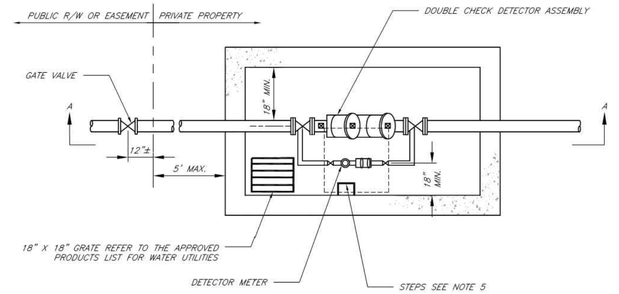
SECTION A-A

NOTES:

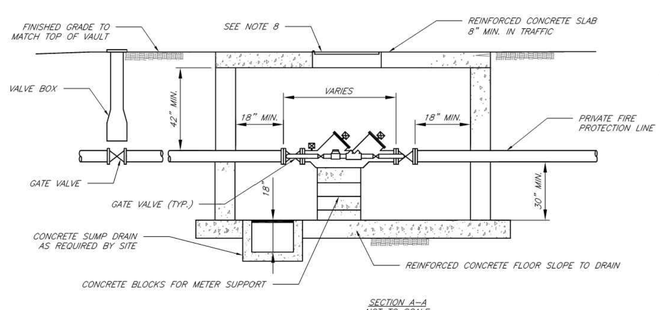
1. ALL CONCRETE SHALL BE 4000 PSI.
2. INLET CONSTRUCTION NOTES SHALL LIST THE "L" DIMENSION FIRST, THE "W" DIMENSION SECOND, AND THE "H" DIMENSION THIRD.
3. FLOOR OF INLET SHALL HAVE A SHAPED CONCRETE INVERT TO PROVIDE FOR SMOOTH FLOW.
4. THE MINIMUM DIMENSION BETWEEN TOP OF PIPE AND TOP OF BOX SHALL BE 1'-6" (TYPICAL ALL WALLS)
5. ALL INGRADE INLETS SHALL CONFORM TO STREET GRADE. ALL INLETS IN SUMP SHALL BE LEVEL. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.
6. THE THROAT AND TRANSITION ARE SUBSIDIARY TO THE STRUCTURE.

Non-Setback Curb Inlet

Not to Scale



PLAN VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

GENERAL NOTES:

1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
3. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
4. ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
5. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
6. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1900.
7. ALL VALVES SHALL HAVE RISING STEMS.
8. MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" ø HOLE DRILLED FOR A TOUCH/READ DEVICE.
9. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
10. CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

STANDARD DRAWINGS

Project:
Sheet Name: VAULT FOR DOUBLE CHECK DETECTOR CHECK

Drawn By: AS
Checked By: DL
Date: 1/14
Rev: 1/14
or
WAT-12

MENU

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PLOT SCALE
PLOT DATE
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PROJECT DESIGNER	:	DAS
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

NO.	REVISION DESCRIPTION	DATE

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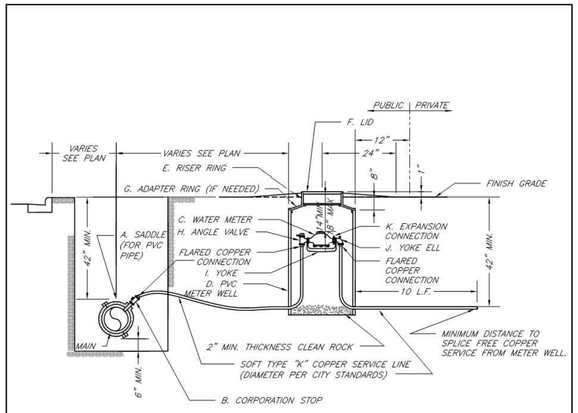
UTILITY DETAILS

COMM. NO.	DATE
171106.00	SEPTEMBER 5, 2018
DRAWING	SHEET
C6.1	10 OF 11

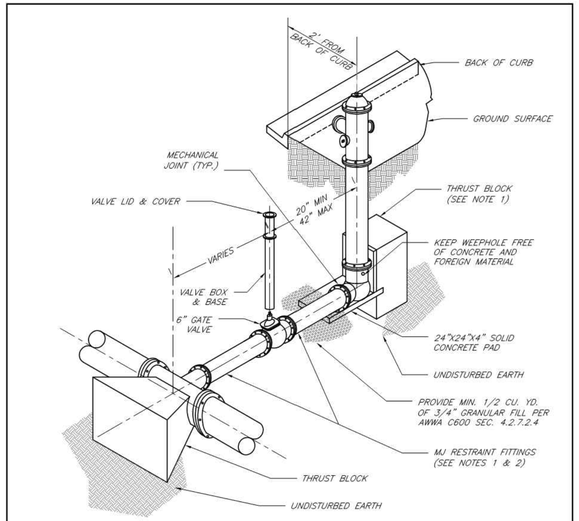


TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

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"

LEE'S SUMMIT MISSOURI	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
	Checked By: DL
SERVICE CONNECTION/METER WELL	FILE: WAT-11
	Rev: 1/14
	Rev:



NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT 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.

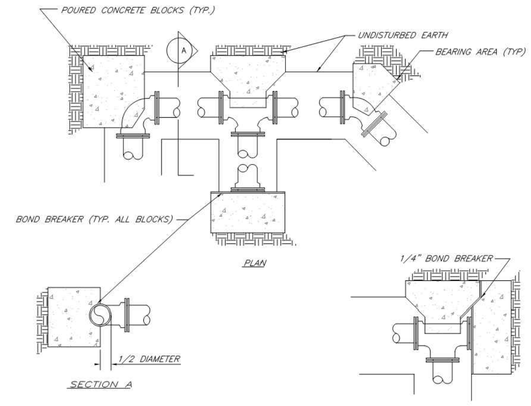
LEE'S SUMMIT MISSOURI	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
	Checked By: DL
HYDRANT INSTALLATION – STRAIGHT SET	FILE: WAT-7
	Rev: 1/14
	Rev:

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.



LEE'S SUMMIT MISSOURI	Date: 02/13
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Drawn By: JN
	Checked By: DL
HORIZONTAL THRUST BLOCKS	FILE: WAT-1
	Rev: 1/14
	Rev:

MENU

CAD VERSION	
PLOT SCALE	
PLOT DATE	
COMM NO.	
DRAWING NO.	

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Civil Engineering • Surveying • Utilities
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STATE OF MISSOURI
ERIC BYRD
09/05/2018
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

PROJECT TITLE

John Knox Village

VAL 400

SFCS Architecture Engineering Planning Interiors
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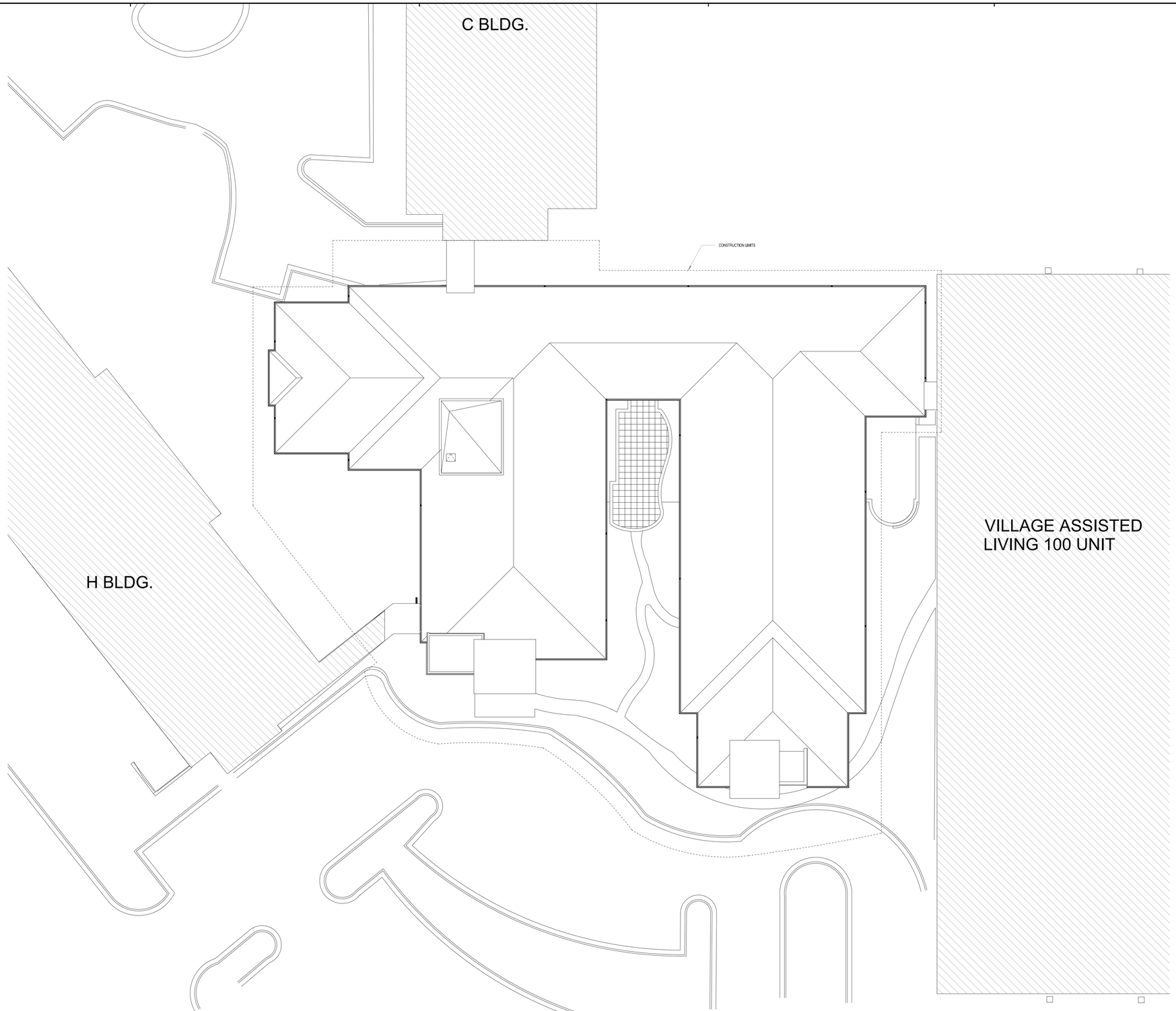
PROJECT DESIGNER	:	DAS
PROJECT ARCHITECT	:	DAS
PROJECT ENGINEER	:	ERB
DRAWN BY	:	SKT
CHECKED BY	:	ERB
APPROVED BY	:	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

UTILITY DETAILS 2

COMM. NO.	DATE
17106.00	SEPTEMBER 5, 2018
DRAWING	SHEET
C6.2	11 OF 11



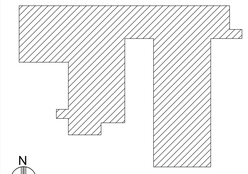
MENU

CADD VERSION
PLOT SCALE
PLOT DATE
COMM NO.
DRAWING NO.

1 SITE PLAN
1/16" = 1'-0"

N
PLAN NORTH

KEYPLAN



GENERAL NOTES

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PROJECT TITLE

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PROJECT ENGINEER	:
DRAWN BY	:
CHECKED BY	:
APPROVED BY	:

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
SITE PLAN

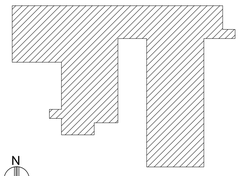
COMM. NO.	DATE
11126.00	SEPTEMBER 5, 2018
DRAWING A1.0	SHEET _____ OF _____

MENU

CADD VERSION
PLOT SCALE
PLOT DATE
COMM NO.
DRAWING NO.

1 FIRST FLOOR PLAN
3/32" = 1'-0"

KEYPLAN



PLAN NOTES

1 HANDRAIL RE: ?A7.2
2 FIRE EXTINGUISHER & CABINET RE

GENERAL NOTES

1. REFER TO A2 SERIES SHEETS FOR ENLARGED UNIT I
2. REFER TO 1/4" SCALE UNIT PLANS FOR DOOR DESIGNATIONS AND WALL PARTITION TYPES AT UNIT
3. INTERIOR WALL TYPES FOR AREAS NOT DESIGNATEI ENLARGED PLANS ARE TO BE DD UNLESS OTHERWI NOTED.
4. GC TO VERIFY WALL FIRE RATINGS PER LIFE SAFTEY SEE A0 SERIES.
5. SEE DOOR SCHEDULE ON A4.1.
6. SEE FINISH SCHEDULE FOR FINISHED INDIVIDUAL SP
7. DIMENSIONS NOTED ARE TO BE FACE OF STUD OF N WALLS OR TO NEW COLUMN CENTERLINES.
8. SEE ELEVATION ?A7.2 FOR FIRE EXTINGUISHER CABI ELEVATIONS "FEC".

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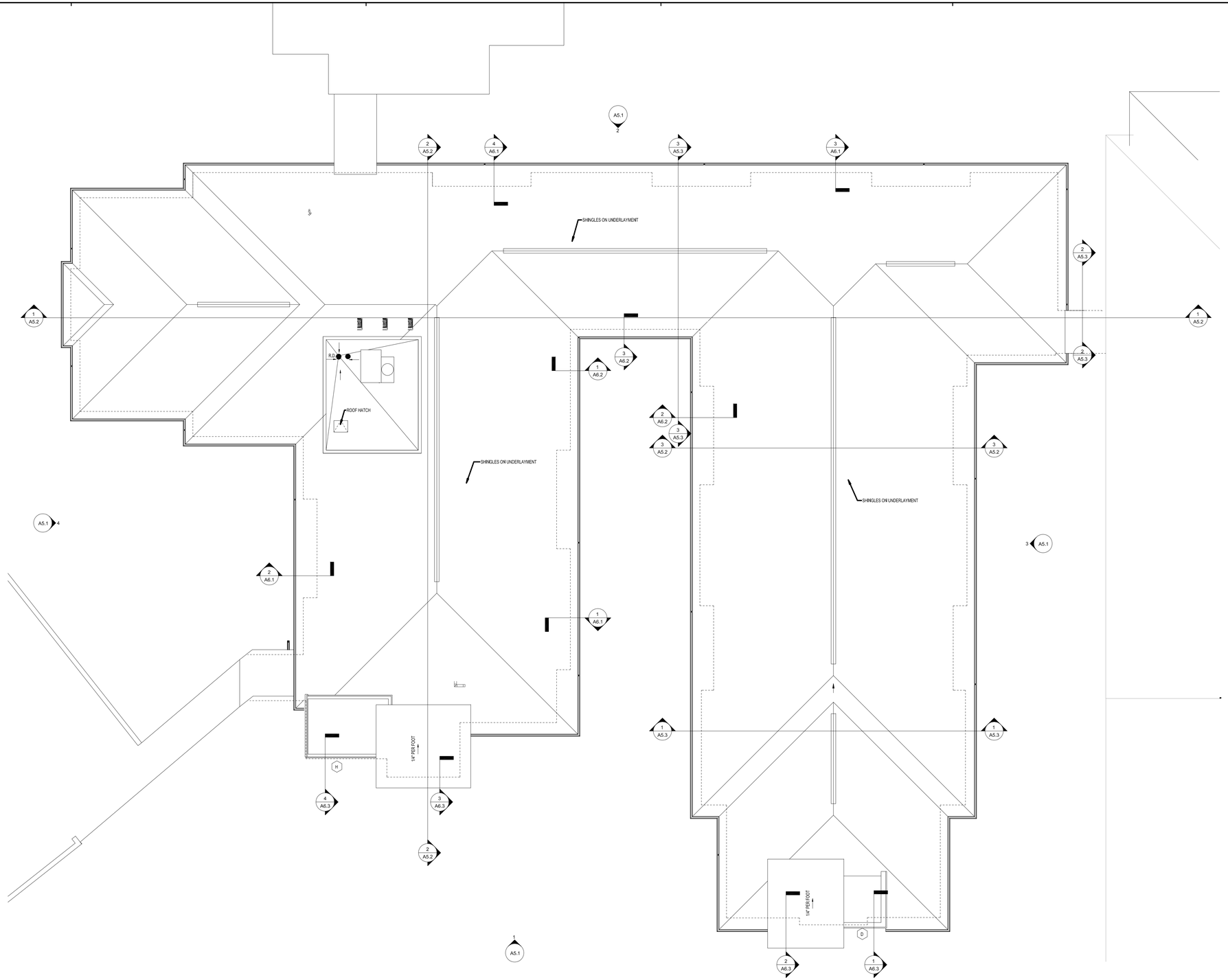
PROJECT ENGINEER	:
DRAWN BY	: EHH
CHECKED BY	:
APPROVED BY	:

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
FIRST FLOOR PLAN

COMM. NO.	DATE
11106.00	SEPTEMBER 5, 2018
DRAWING A1.1	SHEET _____ OF _____



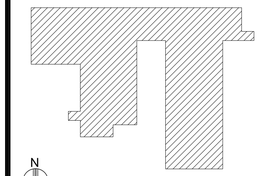
1 ROOF PLAN
3/32" = 1'-0"

N
PLAN NORTH

MENU

CADD VERSION	
PLOT SCALE	
PLOT DATE	
COMM NO.	
DRAWING NO.	

KEYPLAN



N
PLAN NORTH

GENERAL NOTES

1. ROOF PITCH 3:12 TYPICAL U.N.O
2. PROVIDE ICE PROTECTION UNDERLAYMENT AT ALL EAVES, VALLEYS & PEAK INTERSECTION WITH VERTICAL WALLS.
3. DASHED LINE REPRESENTS LINE OF BUILDING BELOW.
4. TYPICAL METAL DOWNSPOUT LEADER.
5. HATCHED AREA INDICATES FULLY ADHERED TPO ROOFING ON TAPERED INSULATION SLOPED 1/4" PER FOOT.
6. 3'-0" X 2'-6" ROOF HATCH.

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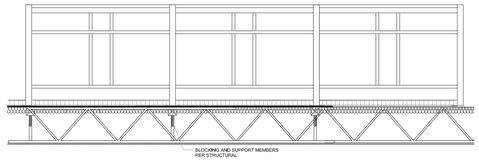
APPROVED BY	:

NO.	REVISION DESCRIPTION	DATE

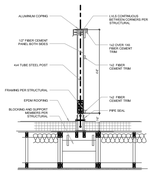
DRAWING TITLE

ROOF PLAN

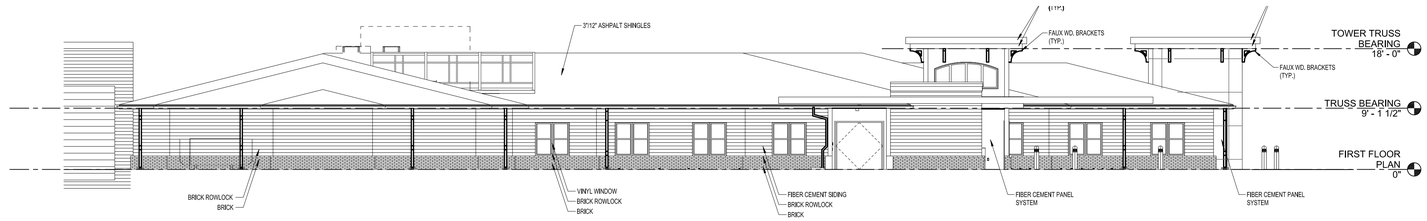
COMM. NO.	DATE
171206.00	SEPTEMBER 5, 2018
DRAWING A1.2	SHEET _____ OF _____



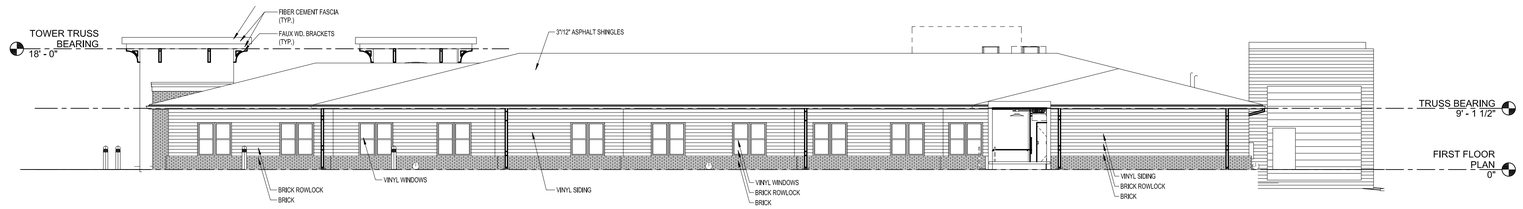
5 ROOF SCREEN WALL
1/4" = 1'-0"



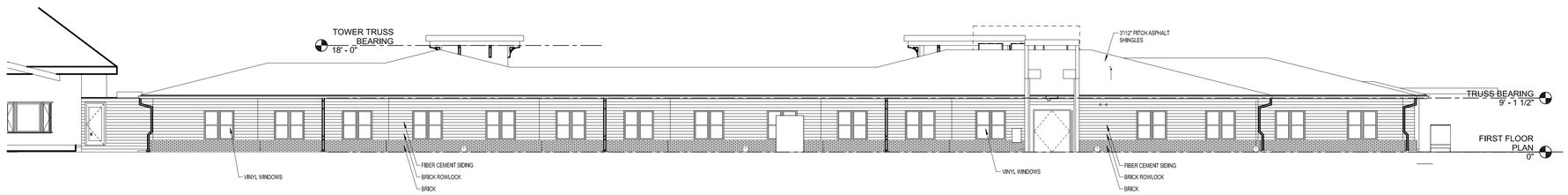
6 SCREEN WALL DETAIL
1/4" = 1'-0"



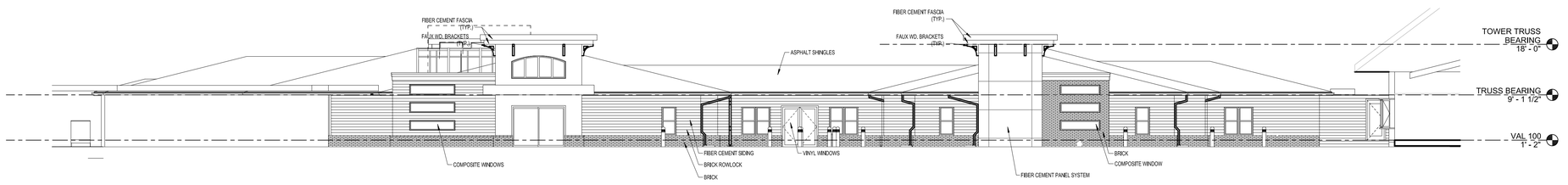
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

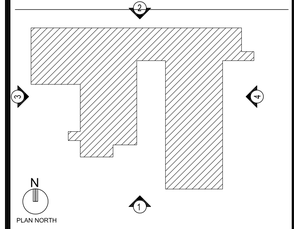


1 SOUTH ELEVATION
3/32" = 1'-0"

MENU

CADD VERSION	
PLOT SCALE	
PLOT DATE	
COMM NO.	
DRAWING NO.	

KEYPLAN



GENERAL NOTES

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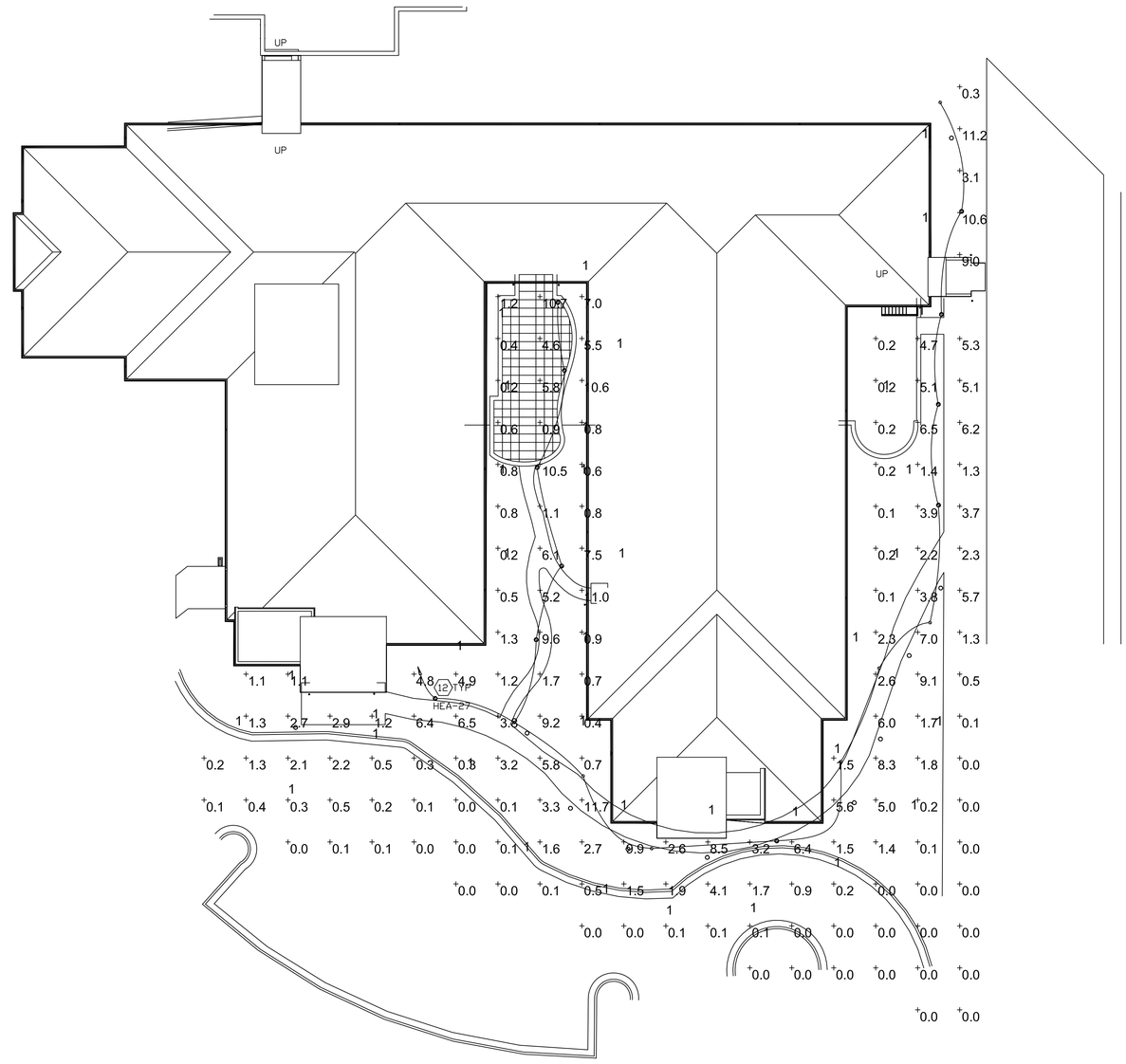
APPROVED BY	:

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

EXTERIOR ELEVATIONS

COMM. NO.	DATE
171206.00	SEPTEMBER 5, 2018
DRAWING A5.1	SHEET _____ OF _____



MENU

2105 (LMS TECH)

CADD VERSION
11 7/8" = 1'-0"
PLOT SCALE
10:48:41 AM 9/5/2018
PLOT DATE
10:47 AM
COMM NO.
171106.00
DRAWING NO.
171106 PHOTOMETRICS

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PROJECT ARCHITECT	:	
PROJECT ENGINEER	:	TET
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CHECKED BY	:	
APPROVED BY	:	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FLOOR PLAN - PHOTOMETRICS

COMM. NO.	DATE
171106.00	AUGUST 31, 2018
DRAWING P1.1	SHEET _____ OF _____

FLOOR PLAN - PHOTOMETRICS

1/16" = 1'-0"