BILL NO. 18-151 **ORDINANCE NO. 8472**

AN ORDINANCE APPROVING A REZONING FROM DISTRICT RP-3 TO DISTRICT PMIX, PRELIMINARY DEVELOPMENT PLAN AND CONCEPTUAL PLAN LOCATED AT 300 NW PRYOR, PROPOSED WEST PRYOR DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF UNIFIED DEVELOPMENT ORDINANCE, NO. 5209, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2018-135 submitted by The City of Lee's Summit, Missouri, requesting approval of a rezoning from District RP-3 (Planned Residential Mixed Use District) to PMIX (Planned Mixed Used District), preliminary development plan and conceptual plan on land located at 300 NW Pryor Rd was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning, preliminary development plan and conceptual plan by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning, preliminary development plan and conceptual plan on September 11, 2018, and rendered a report to the City Council recommending that the rezoning, preliminary development plan and conceptual plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on September 20, 2018, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning, preliminary development plan and conceptual plan is hereby approved on the following described property:

All that part of the Southeast Quarter of Section 2, Township 47 North, Range 32 West, more particularly described as follows:

A TRACT OF LAND IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN AND ALL OF LOT 1, JOHN KNOX RETIREMENT VILLAGE 9TH PLAT, A SUBDIVISION OF LAND, ALL LYING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02°53'56" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1,328.34 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°49'43" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, 80.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PRYOR ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH

87°49'43" WEST, ALONG SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTH LINE OF STERLING HILLS 1ST PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, 500.00 FEET; THENCE NORTH 02°53'56" EAST, 325.85 FEET; THENCE CONTINUING NORTH 02°53'56" EAST ALONG SAID LINE, 60.12 FEET; THENCE NORTH 04°27'07" EAST, 484.59 FEET; THENCE NORTH 85°32'53" WEST, 175.00 FEET; THENCE NORTH 04°27'07" EAST, 425.00 FEET; THENCE SOUTH 85°32'53" EAST, 175.00 FEET; THENCE NORTH 04°27'07" EAST, 289.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW O'BRIEN ROAD, AS NOW ESTABLISHED; THENCE NORTH 03°27'53" EAST, 38.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID O'BRIEN ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, JOHN KNOX RETIREMENT VILLAGE 9TH PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE CONTINUING NORTH 03°27'53" EAST ALONG THE WEST LINE OF SAID LOT 1, 362.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87°37'42" WEST, 200.04 FEET; THENCE NORTH 03°27'53" EAST, 221.62 FEET; THENCE SOUTH 86°32'07" EAST, 200.00 FEET; THENCE NORTH 03°27'53" EAST, 70.20 FEET; THENCE SOUTH 86°32'07" EAST, 479.90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PRYOR ROAD; THENCE SOUTH 03°27'53" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 622.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NW O'BRIEN ROAD; THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 88°53'01" WEST WITH A RADIUS OF 323.20 FEET, A CENTRAL ANGLE OF 01°46'51" AND AN ARC DISTANCE OF 10.05 FEET; THENCE SOUTH 03°27'53" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 309.93 FEET; THENCE SOUTH 02°53'56" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 1,328.27 FEET TO THE POINT OF BEGINNING. CONTAINING 1,218,234 SQUARE FEET OR 27.97 ACRES, MORE OR LESS.

SECTION 2. That the following conditions of approval apply:

1. A modification shall be granted to the requirement for a high impact landscaping buffer along the west property line of the fire station site, to allow the landscaping buffer to be located off-site on the adjoining property to the west.
2. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated September 6, 2018.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 2nd day of October, 2018.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 9th day of October, 2018.

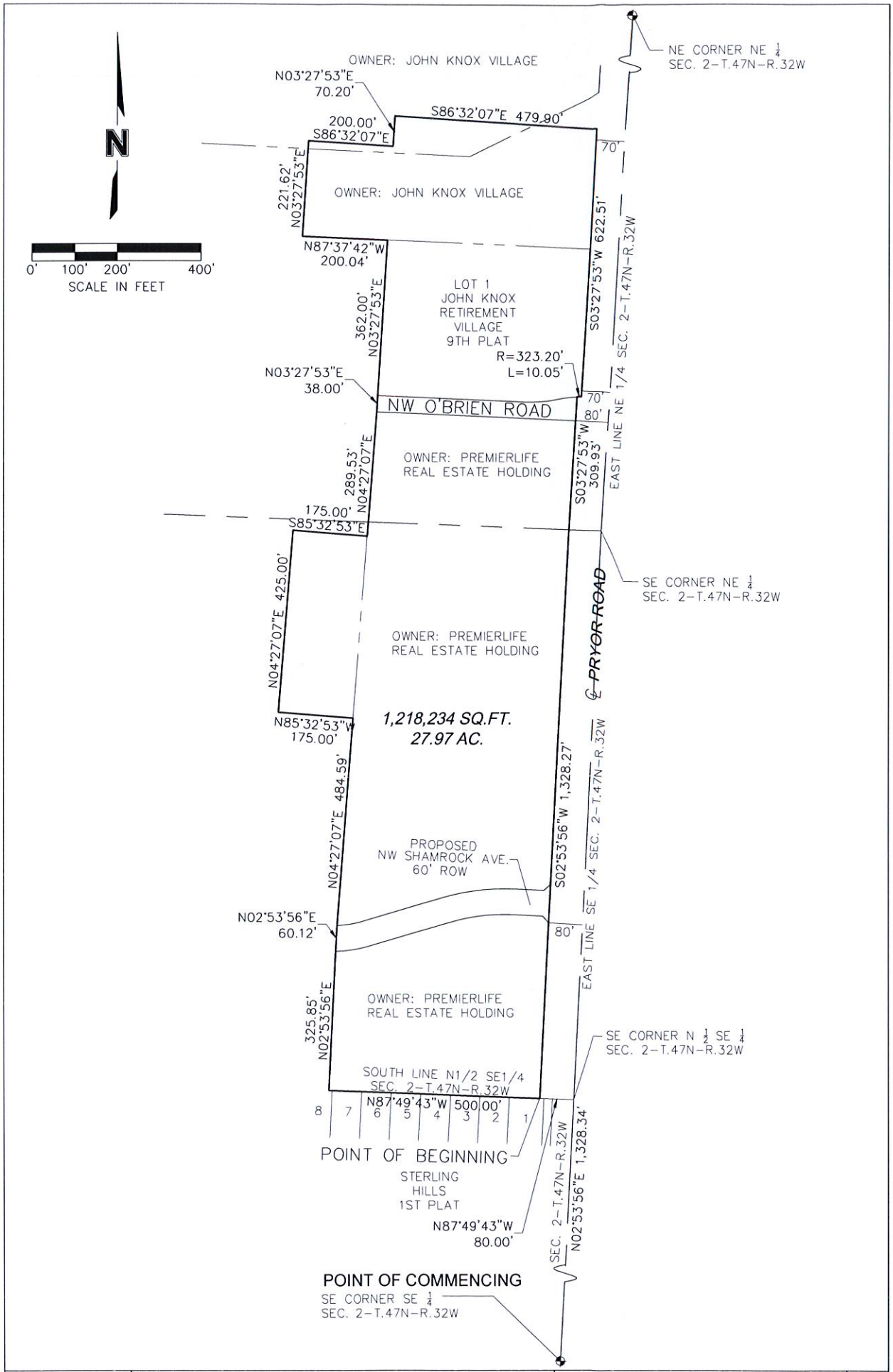
Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*



PROJECT NO: 018-1457	WEST VILLAGE COMMERCIAL PROPERTY EXHIBIT	OLSSON ASSOCIATES 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.587.4320 FAX 816.587.1393 www.olssonassociates.com	SHEET
DRAWN BY: JSR			1
DATE: 2018-08-08			

LEE'S SUMMIT STATION #3

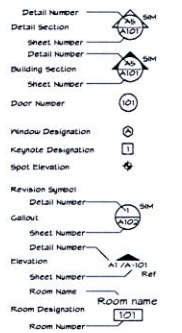
FINAL DEVELOPMENT PLAN

ISSUE DATE:
03 / 22 / 2018

NORTH ELEVATION:

SCALE 1:10

SYMBOLS:



DRAWING INDEX:

DRAWING LIST

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C2.0	SITE LAYOUT PLAN
C3.0	DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
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C8.0	SITE DETAILS
C9.0	OUTLET STRUCTURE

2 - ARCHITECTURE

SP1.02	SITE DETAILS
A1.01	FIRST FLOOR DIMENSION PLAN
A2.01	EXTERIOR ELEVATIONS

3 - ELECTRICAL

SL1.0	SITE LIGHTING PHOTOMETRIC PLAN

VICINITY/LOCATION MAPS:

VICINITY MAP

LOCATION MAP

AUTHENTICITY:

I HEREBY CERTIFY THAT THE DOCUMENTS INTENDED TO BE AUTHENTICATED BY MY SEAL ARE LIMITED TO THE COVER, A1.01, & A1.02. I HEREBY DISCLAIM RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

PRINCIPAL — DATE: 3-22-18

MISSOURI LICENSE NO. #A-2009000921

STATE OF MISSOURI — RICHARD A. KUHL — NUMBER A-2009000921 — ARCHITECT

Williams Spurgeon Kuhl & Freshnock Architects, Inc

Owner:
City of Lee's Summit, Missouri
Address
Lee's Summit, MO 64063
P. 816.969.1000
F.

Architect:
Williams Spurgeon Kuhl & Freshnock Architects, Inc.
110 Armour Road
North Kansas City, MO 64116
T. 816.300.4101
F. 816.300.4102

Civil Engineer/Landscape Architect:
Bartlett & West
228 NW Executive Way
Lee's Summit, MO 64063
P. 816.525.3562
F. 816.525.9041

MEP Engineer:
PKMR Engineers
13300 W. 98th Street
Lenexa, KS 66215
P. 913.492.2400
F. 913.492.2437

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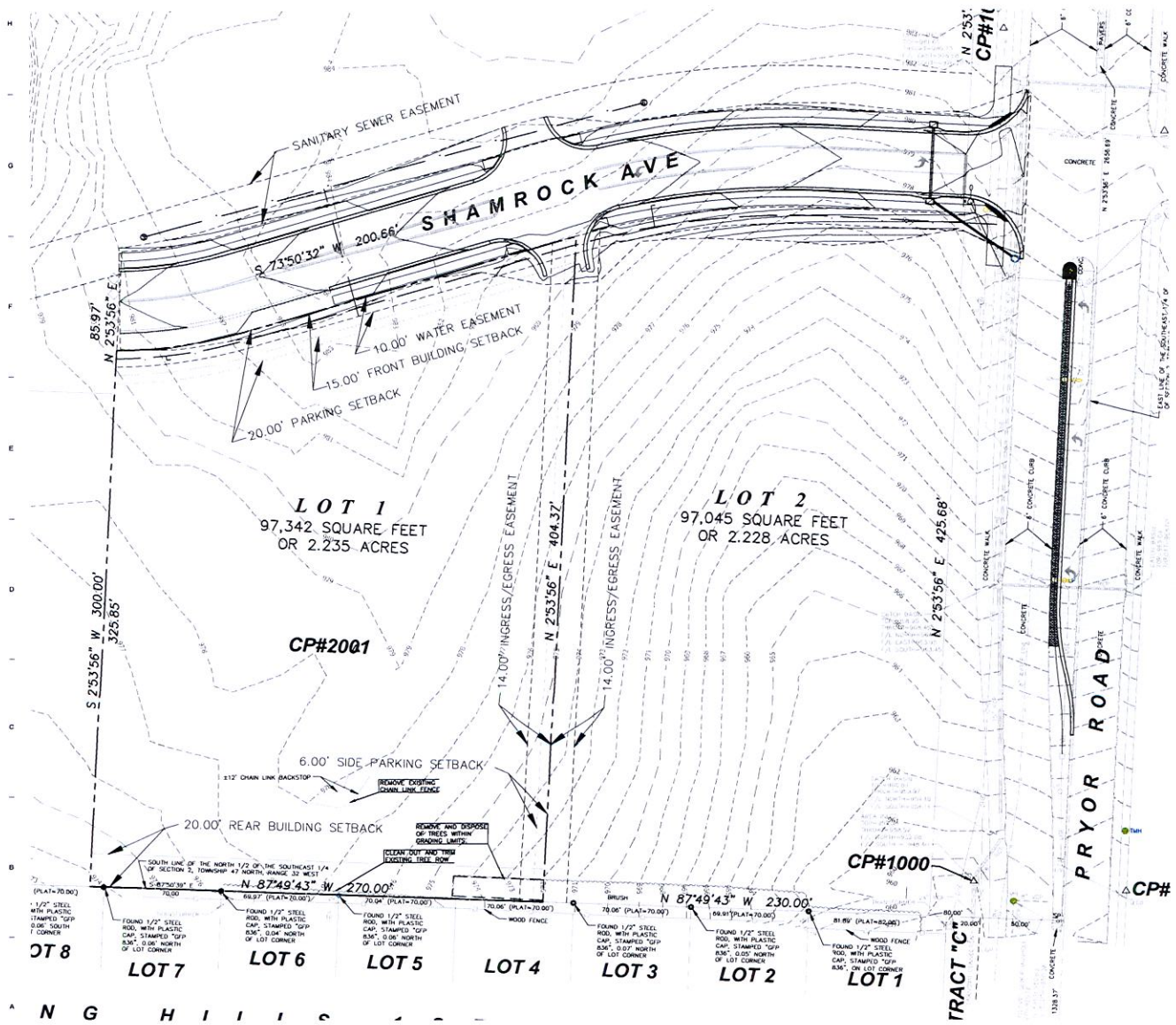

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JOB NUMBER
— 00000 —
ISSUE DATE
— 11/02/2017 —
REVISIONS

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STATE OF MISSOURI
WESLEY W. SPURGEON
NUMBER
PROFESSIONAL ENGINEER
3/29/2018

LEGAL DESCRIPTION

(FINAL PLAT PENDING) LOT 1, OF A MAJOR SUBDIVISION IN THE EAST ½ 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.

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

110 Armour Road North Kansas City, Missouri 64116 Tel 816.300.4101 Fax 816.300.4102
Williams Spurgeon Kuhl & Freshnock Architects, Inc.
Missouri Certificate of Authority #2003011262

EXISTING CONDITIONS & DEMOLITION

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Fire Station #3 - Drawings\17016
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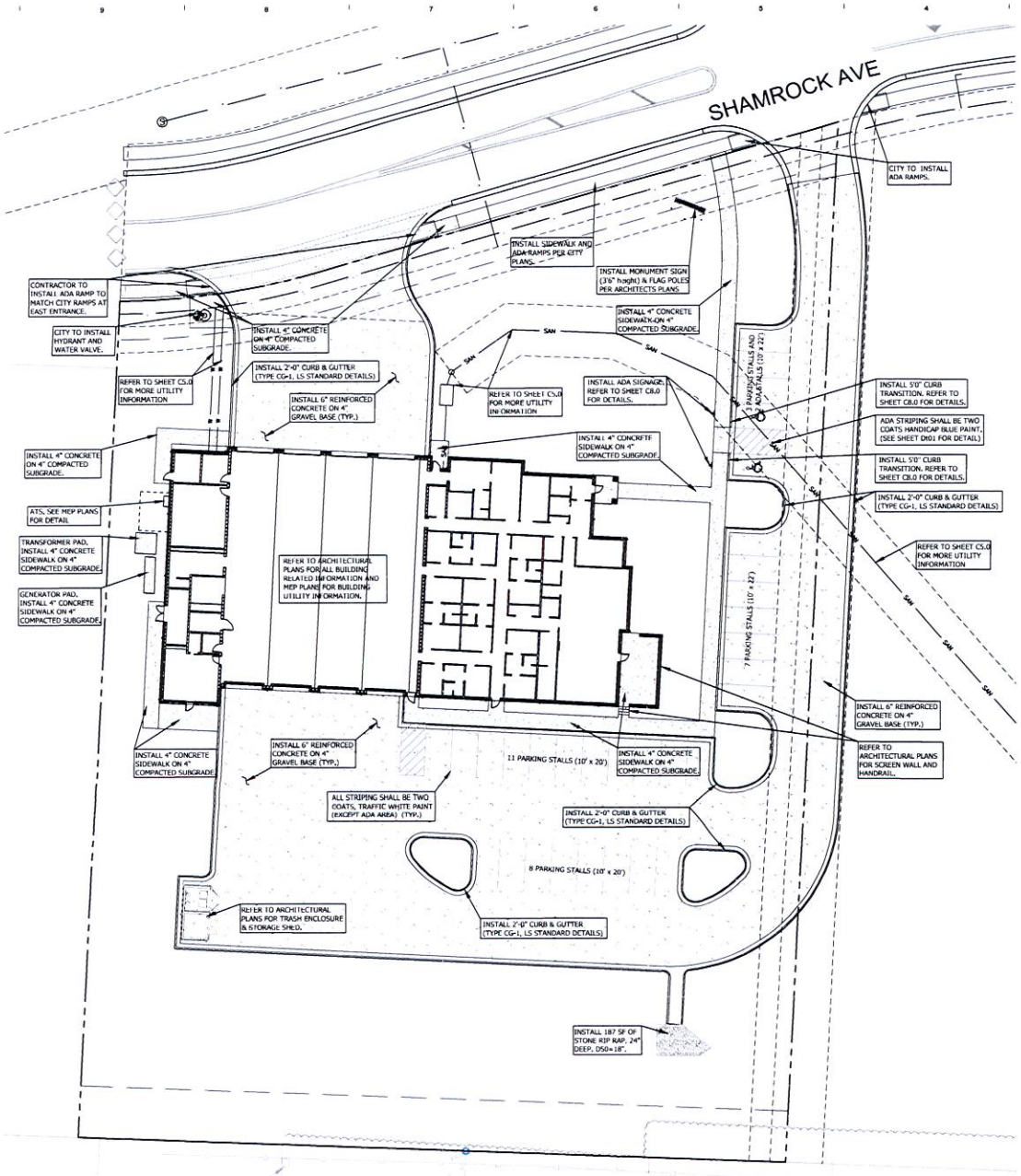

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SITE SUMMARY

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:	97,492 SF	(2.24 AC.)
TOTAL SITE AREA:	97,492 SF	(2.24 AC.)

PROPOSED SITE SUMMARY:		
PROPOSED BUILDINGS:	16,050 SF	(0.37 AC.)
PROPOSED PAVEMENT:	40,721 SF	(0.94 AC.)
PROPOSED IMPERVIOUS:	56,771 SF	(1.31 AC.)
PROPOSED PERVIOUS:	40,721 SF	(0.93 AC.)
TOTAL SITE AREA:	97,492 SF	(2.24 AC.)

FLOOR AREA RATIO

16,050 SF/97492 SF= 16.46%

PARKING

DESIGN REQUIREMENTS: 24 STALLS + 1 VAN ACCESSIBLE STALL

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

LAYOUT NOTES:

1. 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.
2. 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.
3. ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
4. 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.
5. 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).
6. 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.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
8. 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.
9. 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.
10. ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF LEE'S SUMMIT, MISSOURI.
11. REFER TO ELECTRICAL ENGINEER'S PLANS FOR ALL LOCATIONS, TYPE, DESIGN AND DETAILS OF SITE LIGHTING AND ALL ELECTRICAL ROUTING USED THROUGHOUT THE PROJECT.
12. CONTRACTOR TO INSTALL ANY NECESSARY OIL/WATER SEPARATORS BASED ON BUILDING USE. COORDINATE WITH UTILITY PLAN.
13. 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.
14. 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 VERIFTY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
15. ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVERAGE OF 42-INCHES.

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

JOB NUMBER
— 00000 —
ISSUE DATE
— 11/02/2017 —
REVISIONS

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STATE OF MISSOURI
WENNINGHOFF
NUMBER
PE-2003011262
PROFESSIONAL ENGINEER
3/29/2018

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

110 Armour Road North Kansas City, Missouri 64116 Tel 816.300.4100 Fax 816.300.4102

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Missouri Certificate of Authority #2003011262

SITE LAYOUT PLAN

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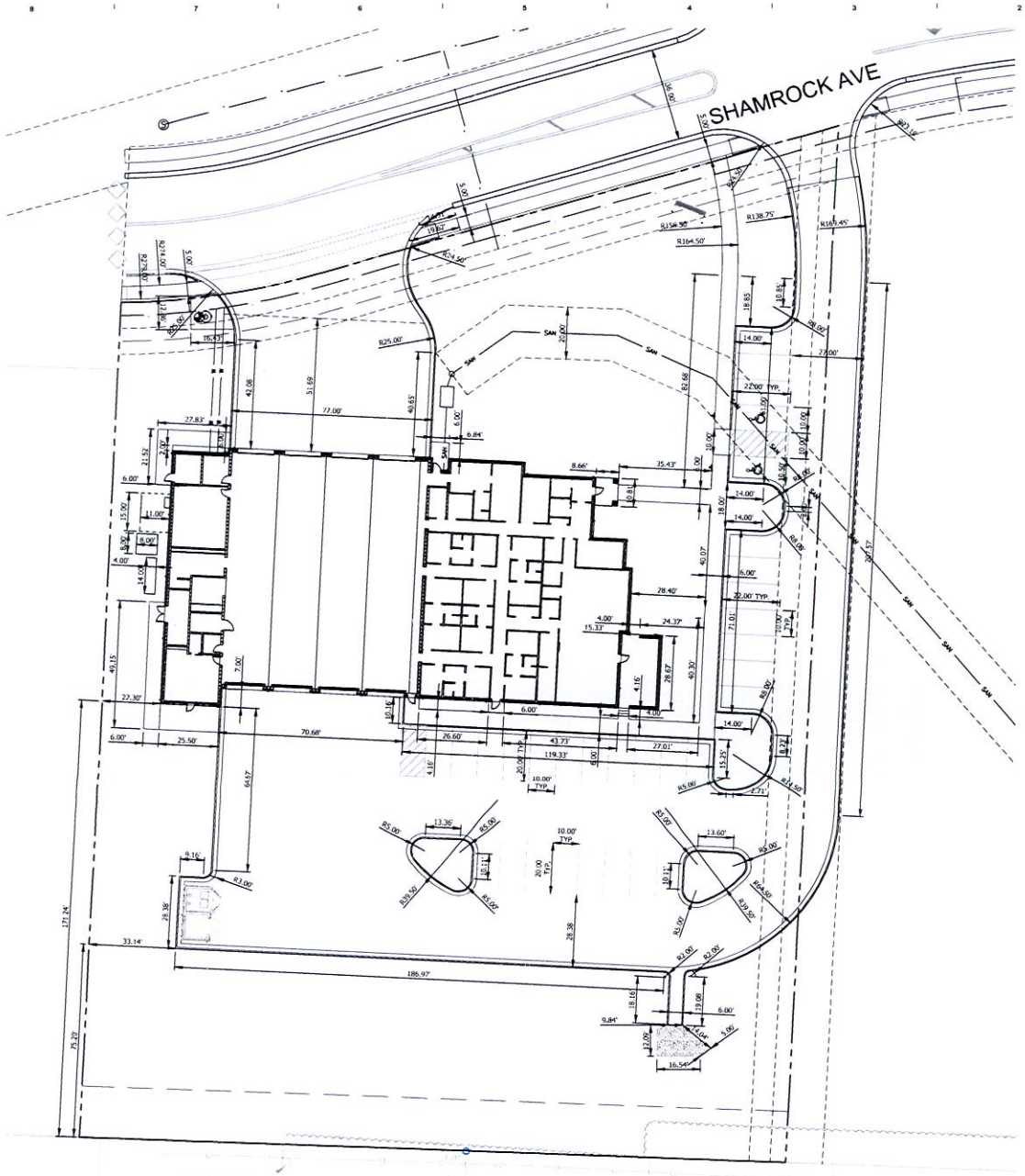

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LEE'S SUMMIT STATION #3
PRYOR ROAD
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Williams Spurgeon Kuhl & Freshnock Architects Inc
Missouri Certificate of Authority #2003011262

DIMENSION PLAN

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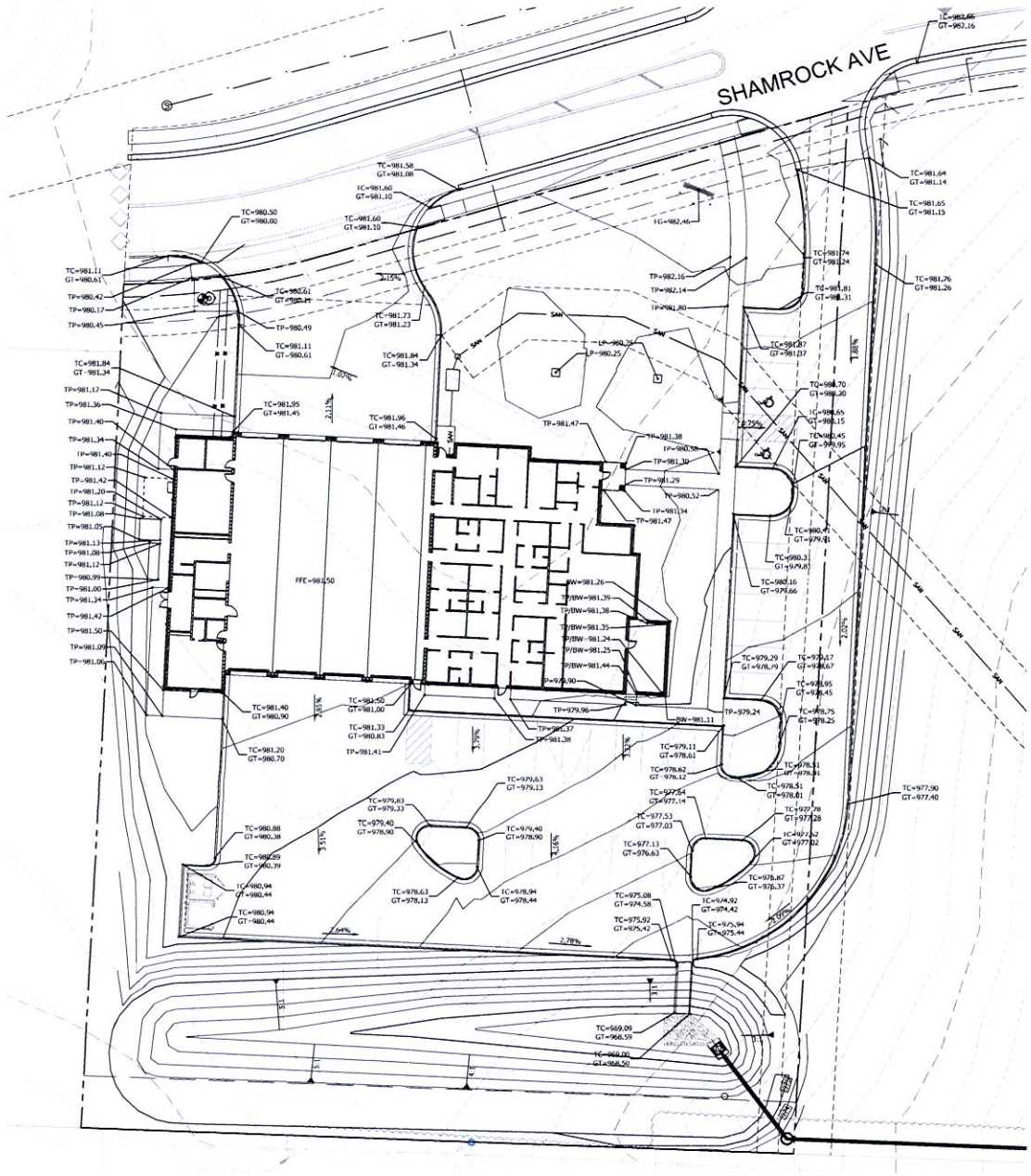

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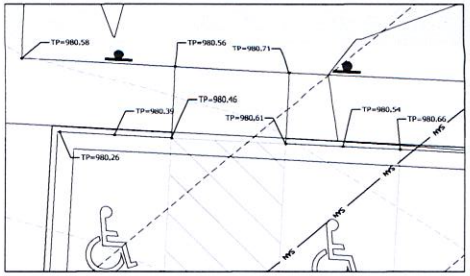
GRADING NOTES:

1. ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
2. 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.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE SITE GRADING.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT (IF APPLICABLE) AND FAMILIARIZE HIMSELF WITH ALL SOIL CONDITIONS AND RECOMMENDATIONS.
5. 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.
6. ALL AREAS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
7. ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
8. GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
10. 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.
11. ALL PROPOSED SIDEWALKS SHALL HAVE A MINIMUM OF 1% CROSS SLOPE AND A MAXIMUM CROSS SLOPE OF 1.5%.
12. 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.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL NOT PERFORM FINAL GRADING OR SEEDING UNTIL ALL UTILITY INSTALLATIONS ARE COMPLETE.
16. 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.
17. 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



ADA ACCESS GRADING DETAIL:
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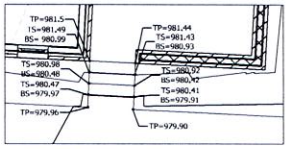

PATIO STEP GRADING DETAIL:
NTS

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

JOB NUMBER
— 00000 —
ISSUE DATE
— 11/02/2017 —
REVISIONS

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STATE OF MISSOURI
STEVEN GRAY
NUMBER
PE-2003011262
PROFESSIONAL ENGINEER
7/25/2018

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

110 Arrow Road North Kansas City, Missouri 64116 Tel 816.300.4100 Fax 816.300.4102

Williams Spurgeon Kuhl & Freshnock Architects inc
Missouri Certificate of Authority #2003011262

GRADING PLAN

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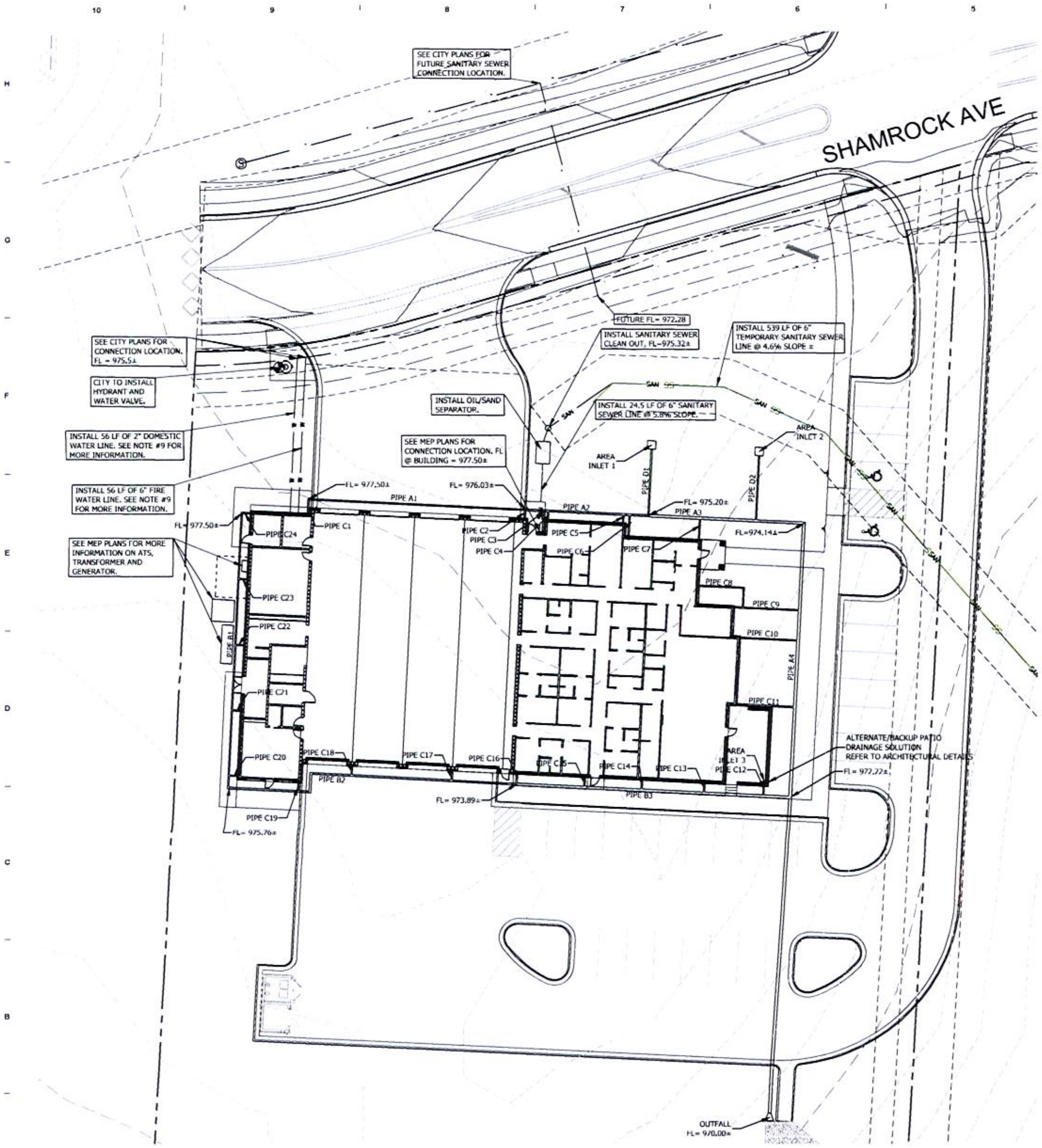

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JOB NUMBER
— 00000 —
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REVISIONS

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UTILITY NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. REFER TO ELECTRICAL/MECHANICAL ENGINEER'S PLANS FOR ALL ROUTING AND CONNECTIONS TO BUILDINGS AND ALL DESIGN AND SPECIFICATIONS OF SITE LIGHTING.
7. 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.
8. THE PRICE BID FOR SANITARY SERVICE LINE, IN PLACE, SHALL INCLUDE TRENCHING, LAYING PIPE AND FITTINGS, BEDDING MATERIALS, BACKFILL, MARKING AND COMPACTION.
9. 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.
10. 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.
11. 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.
12. ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 42-INCHES.
13. 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.
14. 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 HAMBLEN RD.
LEE'S SUMMIT, MO 64081
HEATH LENAHAN 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 = 977.5±
INSTALL 78 LF OF 6" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 976.03±
CONNECT TO A2 WITH 6" TO 8" ADAPTER
PIPE A2: BEGINNING FL ELEV = 976.03±
INSTALL 44 LF OF 8" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 975.20±
CONNECT TO A3 WITH 8" TO 10" ADAPTER
PIPE A3: BEGINNING FL ELEV = 975.20±
INSTALL 56 LF OF 10" HDPE @ 1.9% SLOPE.
ENDING FL ELEV = 974.14±
CONNECT TO A4 WITH 10" TO 12" 90° ELBOW
PIPE A4: 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 100 LF OF 6" HDPE @ 1.7% 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 A4 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 = 977.50±
PIPE C2: 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 C3: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.90±
PIPE C4: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV= 975.87±
PIPE C5: BEGINNING FL ELEV = 978.50±
INSTALL 3 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV= 975.34±
PIPE C6: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A2 WITH 6"x8" TEE AND CLEANOUT.
ENDING FL ELEV = 975.32±
PIPE C7: BEGINNING FL ELEV = 978.50±
INSTALL 7.4 LF OF 6" HDPE
CONNECT TO A3 WITH 6"x10" TEE AND CLEANOUT.
ENDING FL ELEV = 974.85±
PIPE C8: BEGINNING FL ELEV = 978.50±
INSTALL 23 LF OF 6" HDPE
CONNECT TO C7 WITH 6"x6" TEE AND CLEANOUT.
ENDING FL ELEV = 977.94±
PIPE C9: BEGINNING FL ELEV = 978.50±
INSTALL 23 LF OF 6" HDPE
CONNECT TO A4 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 973.52±
PIPE C10: BEGINNING FL ELEV = 978.50±
INSTALL 20 LF OF 6" HDPE
CONNECT TO A4 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 973.31
PIPE C11: BEGINNING FL ELEV = 978.50±
INSTALL 20 LF OF 6" HDPE
CONNECT TO A4 WITH 6"x12" TEE AND CLEANOUT.
ENDING FL ELEV = 972.85±
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 = 976.23±
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 = 976.63±
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 = 977.03±
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 = 977.50±

PIPE D1: BEGINNING FL ELEV = 978.0±
INSTALL 24 LF OF 6" HDPE
CONNECT TO A3 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 A3 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

SCALE: 1" = 20'

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

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

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Missouri Certificate of Authority #2003011262

UTILITY PLAN

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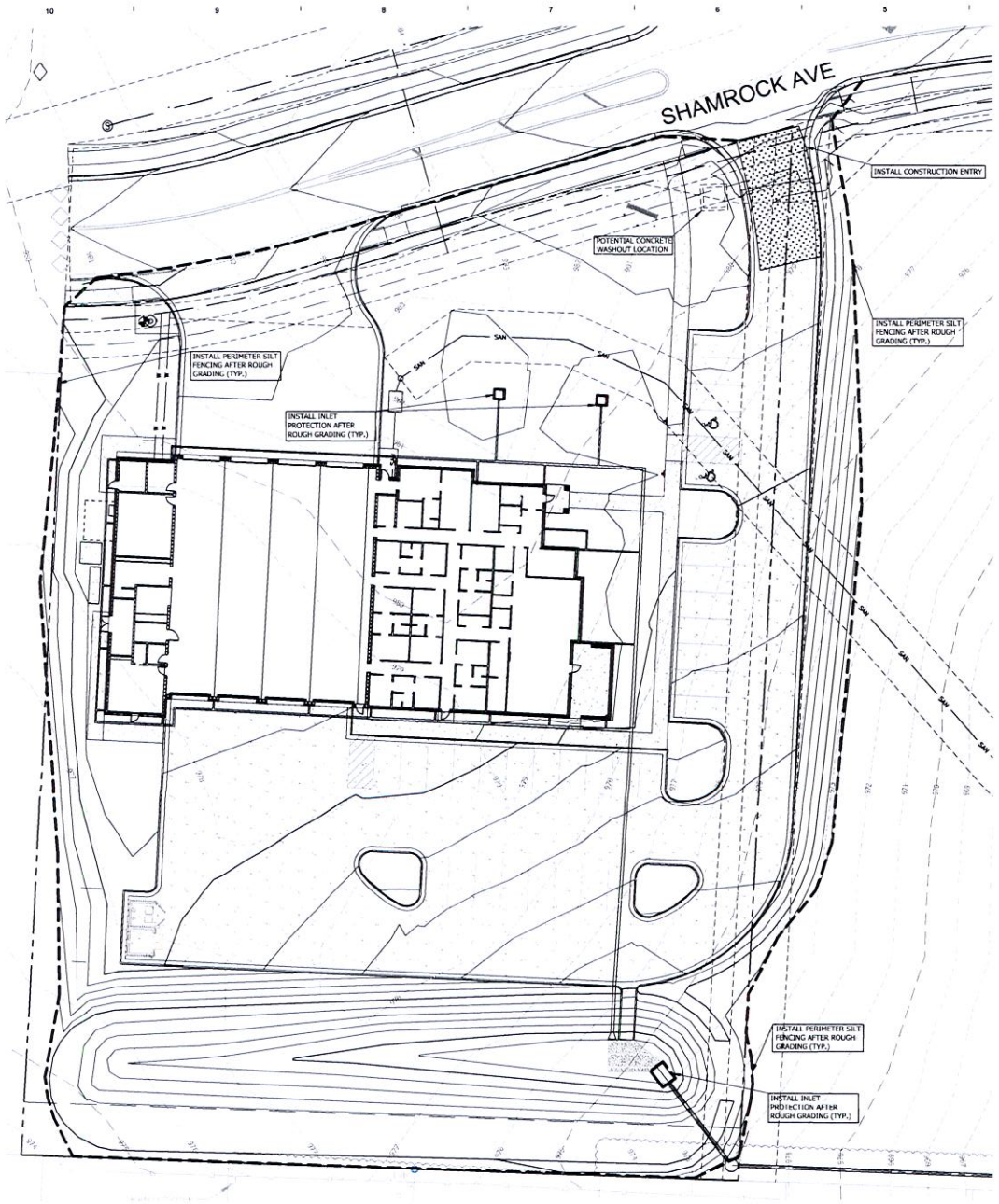

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EROSION CONTROL NOTES:

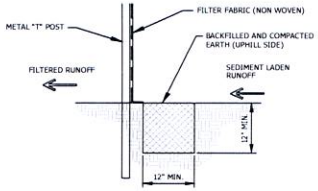
1. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
2. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN 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 BY 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 PERMETTED, 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.



SECTION

SILT FENCE

EROSION CONTROL DETAILS

NTS

EROSION CONTROL LEGEND

— EROSION CONTROL SILT FENCE (UNLESS CALLED OTHERWISE)

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

JOB NUMBER
— 00000 —
ISSUE DATE
— 11/02/2017 —
REVISIONS

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STATE OF MISSOURI
JASON M. KUHL
NUMBER PE-2003011262
PROFESSIONAL ENGINEER
11/02/2017

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

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102
Williams Spurgeon Kuhl & Freshnock Architects, Inc.
Missouri Certificate of Authority #2003011262

EROSION CONTROL PLAN

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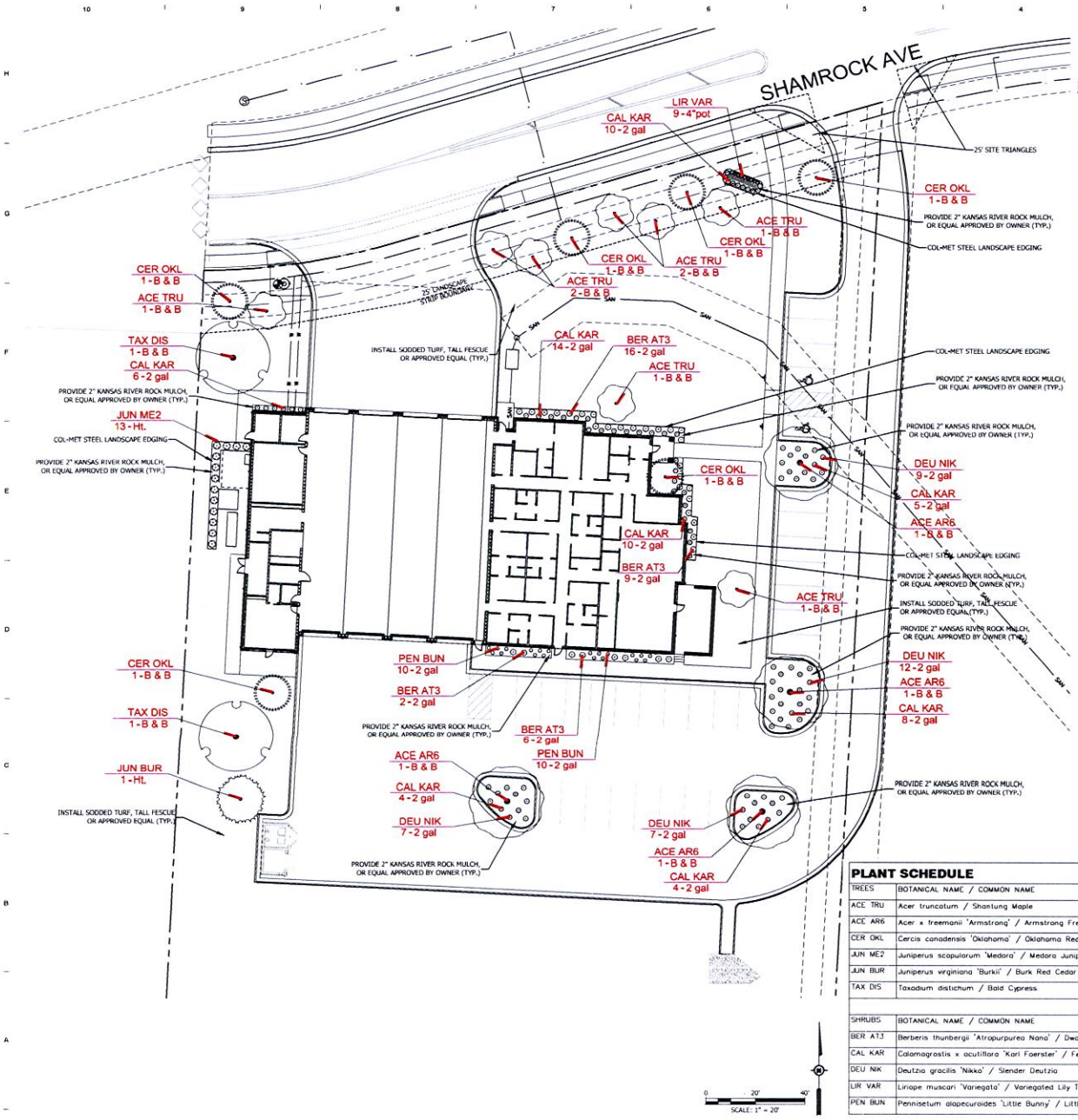
Fire Station #3 - Design\11016
Erosion_Control_Plan.dwg



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LANDSCAPE NOTES:

1. GENERAL CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT SUBSTANTIAL COMPLETION.
2. ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-1990) PLUS UPDATES.
3. EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
4. 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.
5. 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.
6. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE THROUGHOUT THE CONSTRUCTION PROCESS.
8. 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.
9. 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.
10. ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH RIVER ROCK MULCH OR ACCEPTABLE MATERIAL APPROVED BY THE OWNER.
11. 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.
12. 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.
13. 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.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SOD NEEDED FOR OPTIMUM COVERAGE.
15. 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.
16. REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
17. 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

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	LANDSCAPE ZONES: LANDSCAPE STRIP	LANDSCAPE ZONES: 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		6	4	2
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	1		1
TAX DIS	Taxodium distichum / Bald Cypress	B & B	3"Cal		2		2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	LANDSCAPE STRIP	OPEN YARD AREAS
BER AT3	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	2 gal			33		33
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			61	10	51
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			20		20

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STATE OF MISSOURI
DARRON R. AMMANN
NUMBER LA-2003030076
LANDSCAPE ARCHITECT

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

110 Armour Road North Kansas City, Missouri 64116 Tel 816.300.4100 Fax 816.300.4102

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LANDSCAPE PLAN

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darryl.ammann

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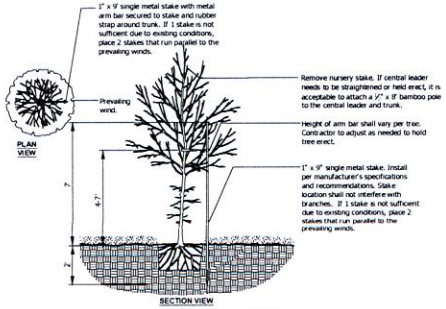

TREE STAKING - SINGLE METAL STAKE

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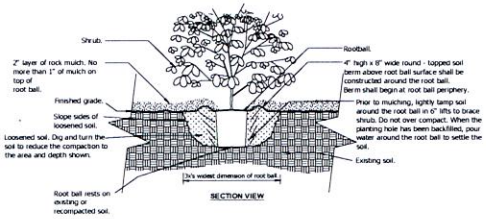

SHRUB

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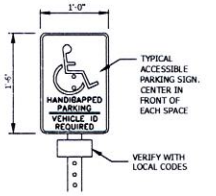

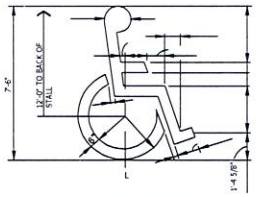

ACCESSIBLE SIGN DETAIL

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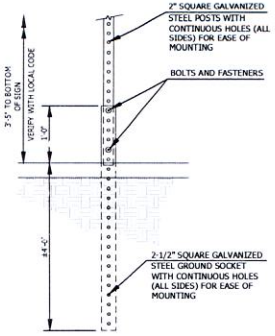

SIGN POST SLEEVE SUPPORT

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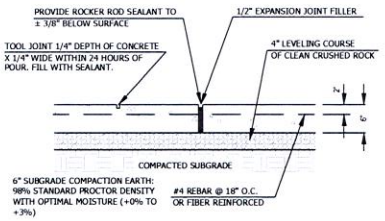

6" REINFORCED CONCRETE

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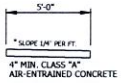
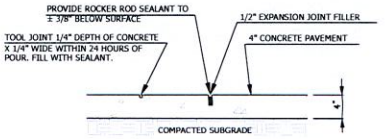


* SLOPE DOWNWARD FROM THE CURB WITH THE SAME MIN. & MAX. SLOPE LIMITS AT LOCATIONS SHOWN ON PLANS OR WHERE SO DIRECTED BY THE ENGINEER

CONCRETE SIDEWALK SECTION

NTS



4" SUBGRADE COMPACTION EARTH: 95% STANDARD PROCTOR DENSITY WITH OPTIMAL MOISTURE (+0% TO +4%)

NOTE: PLACE EXPANSION JOINT BETWEEN ALL NEW SIDEWALKS AND EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER OR BUILDING FACE.

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

4" CONCRETE SIDEWALK

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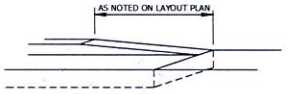

CURB TRANSITION

NTS

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

Williams Spurgeon Kuhl & Freshnock Architects Inc
Missouri Certificate of Authority #2003011262
110 Armour Road North Kansas City, Missouri 64116 Tel 816.300.4100 Fax 816.300.4102

SITE DETAILS

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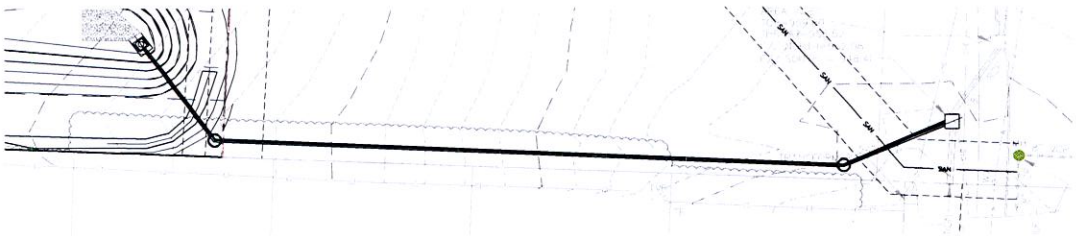

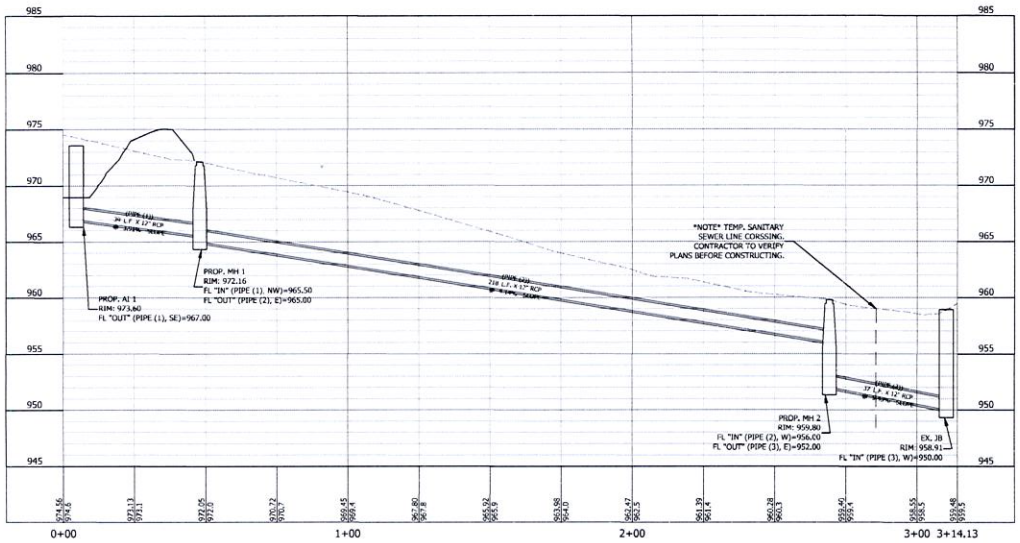

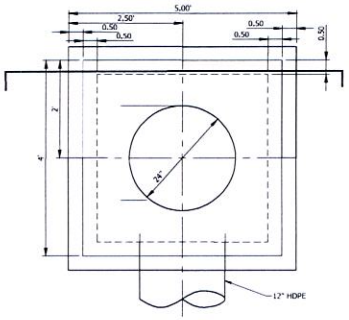

OUTLET STRUCTURE PLAN

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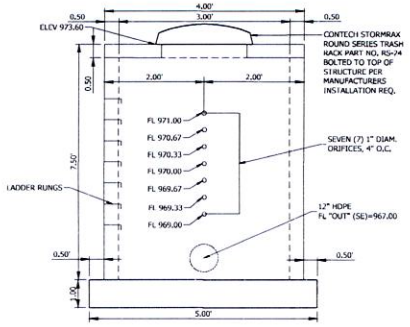

OUTLET STRUCTURE SECTION

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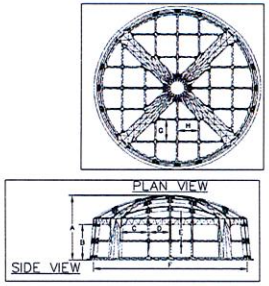

ROUND SERIES TRASH RACKS											
	RISER										
PART NO.	CONCRETE INSIDE DIA.	CMP OR HDPE NOMINAL DIA.	A	B	C	D	E	F	G	H	
RS-24	24"ø	12"ø-18"ø	17 1/2"	13 1/2"	7 3/4"	6 1/4"	6 1/4"	27 1/2"	6 1/4"	7 1/2"	

OUTLET STRUCTURE TRASH RACK

NTS

0 20' 40'

SCALE: 1" = 20'

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STORM SEWER NOTES

1. ANY PIPE LENGTHS SHOWN ON PLAN WILL BE FROM CENTER POINT OF STRUCTURE TO CENTER POINT OF STRUCTURE.
2. 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.
3. INTAKE GRATES SHALL BE SET TO FINISHED PAVEMENT OR GROUND ELEVATIONS.
4. 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.
5. STORM SEWER MANHOLES STANDARD PRECAST CONCRETE 48" DIA. MANHOLES AS APPROVED BY THE CITY ENGINEERING SERVICES DEPARTMENT. PROVIDE STANDARD FRAME AND LID PER CITY.
6. CURB INTAKES ARE STANDARD CURB INTAKES AT A LOW POINT AS APPROVED BY THE CITY ENGINEERING SERVICES DEPARTMENT. RISER TO BE 48" DIA.
7. PROVIDE 15 TONS OF 8"-12" RIP RAP, 15" THICK OVER GEOGRID, CHANNELED IN PLACE AT STORM SEWER OUTLET PIPES INTO DETENTION BASIN
8. PROVIDE FOOTING AT DISCHARGE POINT OF FES 12"x36"xWIDTH OF FES WITH 2-#5 TOP AND BOTTOM.

JOB NUMBER
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REVISIONS

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STATE OF MISSOURI
JEFFREY A. SCHWARTZ
NUMBER PE-2003011262
PROFESSIONAL ENGINEER
1/2/2018

LEE'S SUMMIT STATION #3

PRYOR ROAD
LEE'S SUMMIT, MO 64081

112 Arrow Road North Kansas City, Missouri 64116 Tel 816.300.4100 Fax 816.300.4102

Williams Spurgeon Kuhl & Freshnock Architects Inc

Missouri Certificate of Authority #2003011262

OUTLET STRUCTURE

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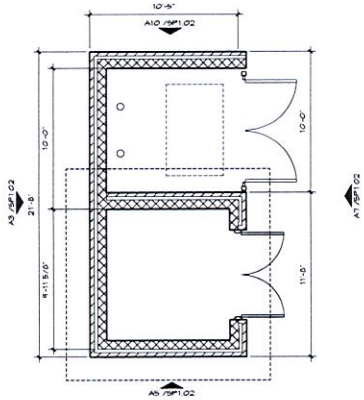
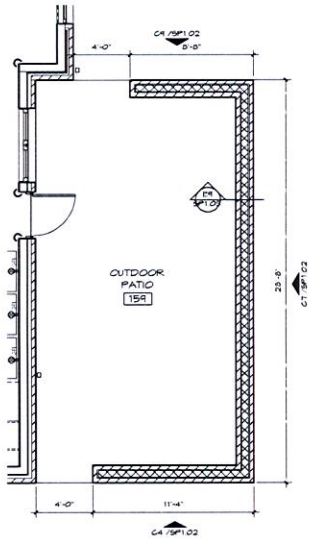
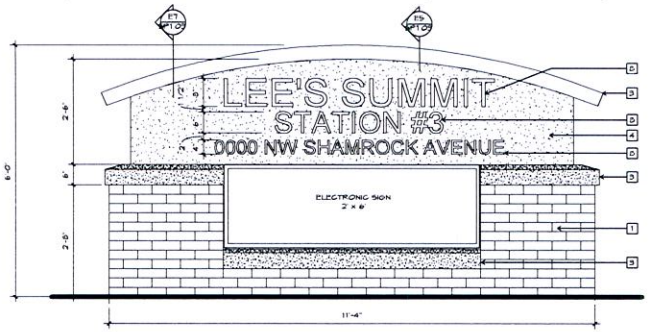
Pryor Road Station #3\Plans\
Plan Sheets\C9.0.dwg



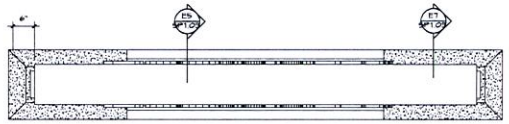
D10 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



D7 SCREEN WALL PLAN
1/4" = 1'-0"



F5 MONUMENT SIGN ELEVATION
3/4" = 1'-0"



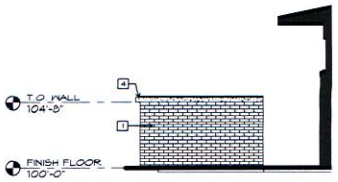
D5 MONUMENT SIGN PLAN
3/4" = 1'-0"

GENERAL NOTES:

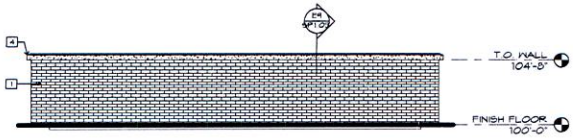
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT
2. WHERE A CONDITION IS NOTED TYPICAL (TYP.), IT IS UNDERSTOOD THAT 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:

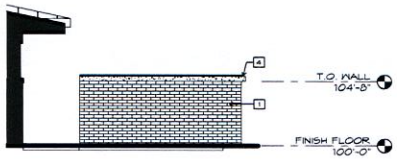
1. BRICK 1 - BASIS OF DESIGN COLOR: GLEN GERY SUMMERSET SIZE: MODULAR
2. BRICK 2 - BASIS OF DESIGN COLOR: GLEN GERY BORDEAUX SIZE: UTILITY
3. CAST STONE - BASIS OF DESIGN COLOR: CONTINENTAL STONE #1100 LIGHT GRAY, RE: XX/A3.0X
4. EIFS - COLOR 1 - COLOR: DRYVIT #119 AMARILLO WHITE, TEXTURE: SANDPEBBLE FINISH
5. EIFS BAND - COLOR 2 - COLOR: DRYVIT #456 OYSTER SHELL, TEXTURE: SANDPEBBLE FINISH
6. HOLLOW METAL DOOR. COLOR: CHAMPAGNE
7. STANDING SEAM METAL ROOF, COLOR: CHAMPAGNE
8. ALUMINUM PIN MOUNTED LETTERS: DARK BRONZE
9. NOT USED
10. 6" STL. BOLLARD, PAINT, COLOR: CHAMPAGNE
11. EIFS CONTROL JOINT
12. MASONRY CONTROL JOINT
13. 2" x 2" STL. TUBE GATE FRAME W/ 16 GA. PERF. METAL PANEL CENTERED. WELD TO BACK FROM FRAME. PAINT TO MATCH CHAMPAGNE ROOF.



C9 NORTH ELEVATION
1/4" = 1'-0"



C7 EAST ELEVATION
1/4" = 1'-0"



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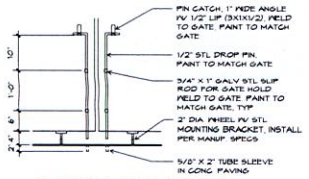
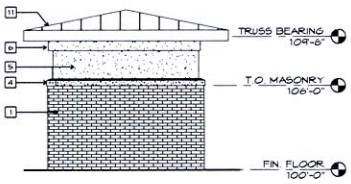
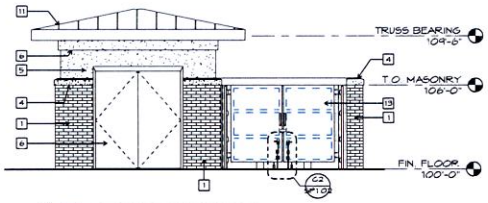
1/4" = 1'-0"



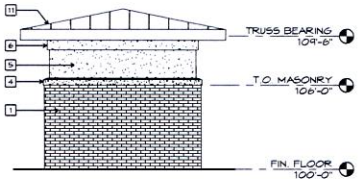
C2 TRASH ENCLOSURE DETAIL
3/4" = 1'-0"



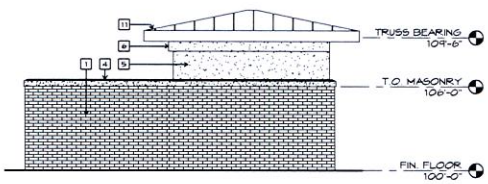
A10 NORTH ELEVATION
1/4" = 1'-0"



A7 EAST ELEVATION
1/4" = 1'-0"



A5 SOUTH ELEVATION
1/4" = 1'-0"



A3 WEST ELEVATION
1/4" = 1'-0"

JOB NUMBER
17016
ISSUE DATE
03/22/2018
REVISIONS

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STATE OF MISSOURI
RICHARD A. KUHL
NUMBER A-2009008321
ARCHITECT
3-22-18

Richard A. Kuhl - Architect
MO # A-2009008321

LEE'S SUMMIT STATION #3

PRYOR ROAD
LEE'S SUMMIT, MO 64081
CLIENT NAME

110 Armour Road, North Kansas City, Missouri 64116 Tel 816.300.4101 Fax 816.300.4102
Williams Spurgeon Kuhl & Freshnock Architects, Inc.
Missouri Certificate of Authority #2003011262

SITE DETAILS

SP1.02

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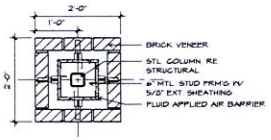
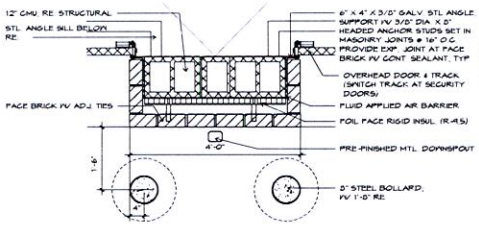
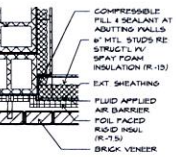


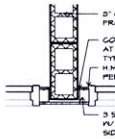
G9 COLUMN PLAN
3/4" = 1'-0"



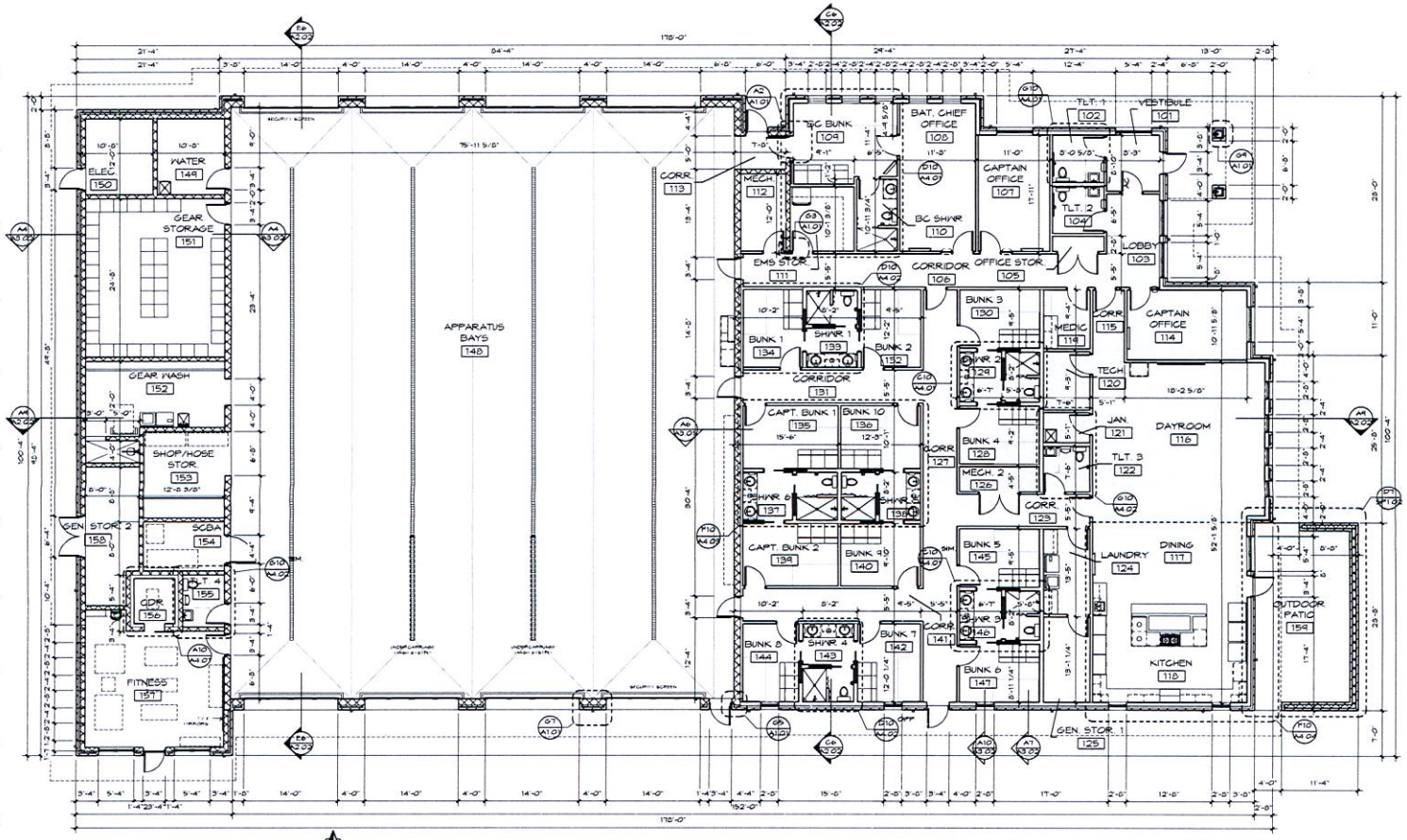
G7 WALL DETAIL
3/4" = 1'-0"



G5 WALL DETAIL
3/4" = 1'-0"



G3 WALL DETAIL
3/4" = 1'-0"



A9 FIRST FLOOR PLAN
1/0" = 1'-0"

PARTITION TYPE LEGEND

BASIC MATERIAL:
C CONCRETE (NON-STRUCTURAL WALLS ONLY)
M MASONRY (CMU)
S METAL STUD
W WOOD STUD

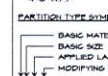
NOMINAL SIZE:
0 7/0" FURRING CHANNEL
1 1 5/0" STUD
2 2 1/2" STUD
3 3 5/8" STUD
4 4" CONCRETE, MASONRY, METAL STUD OR 2x4 WOOD STUD
6 6" CONCRETE, MASONRY, METAL STUD OR 2x6 WOOD STUD
8 8" CONCRETE, MASONRY
10 10" CONCRETE, MASONRY
12 12" CONCRETE, MASONRY

APPLIED LAYERS:
A 1 LAYER 5/0" DRYWALL / TILE BACKING PANEL
B 2 LAYERS 5/0" DRYWALL / TILE BACKING PANEL
C 1 LAYER 5/0" DRYWALL ON 7/0" METAL FURRING CHANNEL
D 1 LAYER 5/0" DRYWALL ON 1 5/0" STUD FURRING
E 1 LAYER 5/0" DRYWALL ON 3 5/0" STUD FURRING
F 1 LAYER 1/2" DRYWALL
G Other letters as required for each project

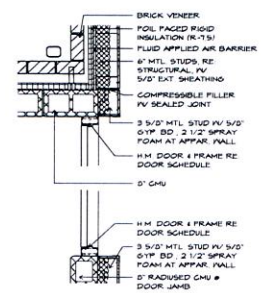
MODIFYING CONDITIONS:
1 COMPLETE WALL ASSEMBLY IS CONTINUOUS TO BOTTOM OF ROOF DECK OR BOTTOM OF ASSEMBLY ABOVE
2 PARTIAL HEIGHT WALL. REFER TO SECTIONS / ELEVATIONS ON FLOOR PLAN FOR HEIGHT OF WALL
3 PROVIDE ACOUSTIC BATT INSULATION. FULL CAVITY WIDTH AND FULL WALL HEIGHT
4 COMPLETE WALL ASSEMBLY EXTENDS TO 6" ABOVE ADJOINING CEILING. BRACE WALL AS REQUIRED
5 FIRE PARTITION - UL ????
6 FIRE BARRIER - UL ????
7 SMOKE BARRIER

GENERAL NOTES:
1 IF PARTITION CONSISTS OF TWO DESIGNATED SYSTEMS AND IS A RATED WALL, BOTH SYSTEMS MUST RETAIN THE RATING. RATING MUST ALSO BE MAINTAINED AT THE JOINT BETWEEN THE SYSTEMS
2 PROVIDE TILE BACKER BOARD WHERE REQUIRED AS SUBSTRATE FOR FINISHES. REFER TO FINISH SCHEDULE FOR WALL FINISH AND SPECIFICATIONS
3 PROVIDE MOISTURE RESISTANT DRYWALL PER FINISH SCHEDULE AND SPECIFICATIONS
4 REFER TO STRUCTURAL DETAILS FOR MASONRY REQUIREMENTS
5 THE PARTITION CONSTRUCTION WILL MAINTAIN ITS DESIGNATION TO THE POINT OF AN INTERSECTING WALL. IF NO CHANGE IN DESIGNATION IS SHOWN BEYOND THE INTERSECTION, THE PREVIOUS PARTITION DESIGNATION APPLIES TO BOTH
6 ALL CORRIDORS TO RECEIVE ABUSE RESISTANT DRYWALL TO 4'-0" A.F.F.

PARTITION TYPE SYMBOL



FIRE & SMOKE RATED PARTITION INDICATION
FIRE PARTITION, ONE HOUR FIRE RATED - UL ????
FIRE PARTITION, TWO HOUR FIRE RATED - UL ????
FIRE PARTITION, THREE HOUR FIRE RATED - UL ????
SMOKE PARTITION, RESIST PASSAGE OF SMOKE



A2 WALL DETAIL
3/4" = 1'-0"

JOB NUMBER
— 17016 —
ISSUE DATE
—03 / 22 / 2018—
REVISIONS

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STATE OF MISSOURI
RICHARD A. KUHL
NUMBER A-2009008321
ARCHITECT
3-22-18

Richard A. Kuhl - Architect
MO # A-2009008321

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

Williams Spurgeon Kuhl & Freshnock
Architects, Inc.
Missouri Certificate of Authority #2003011262
110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

FIRST FLOOR DIMENSION PLAN

A1.01

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Lee's Summit Station
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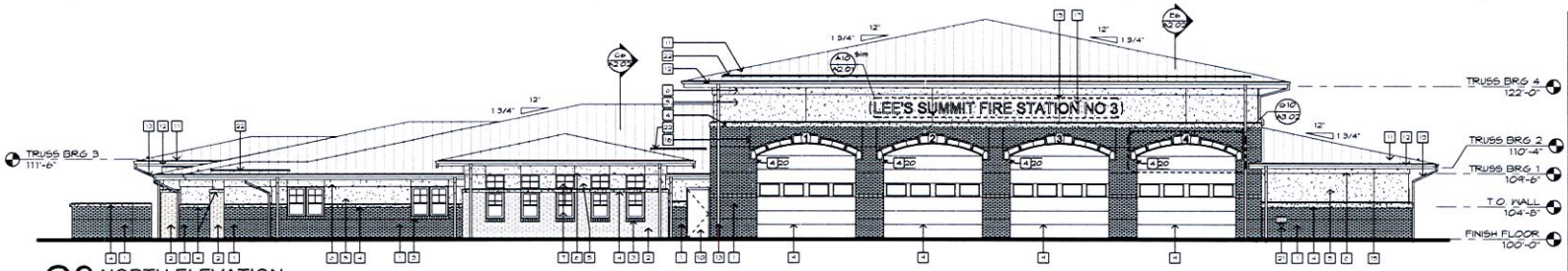
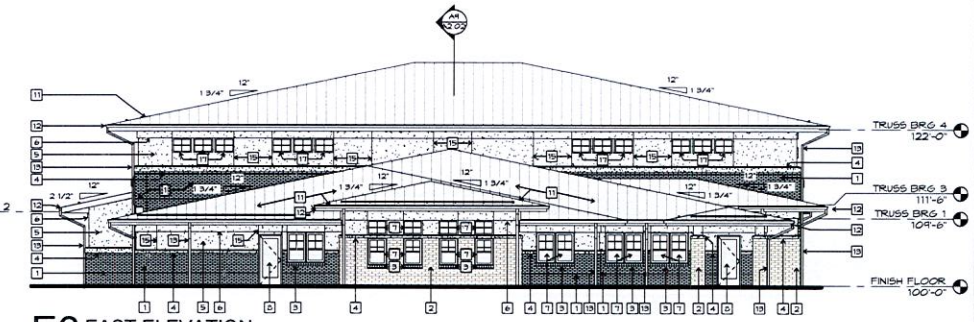


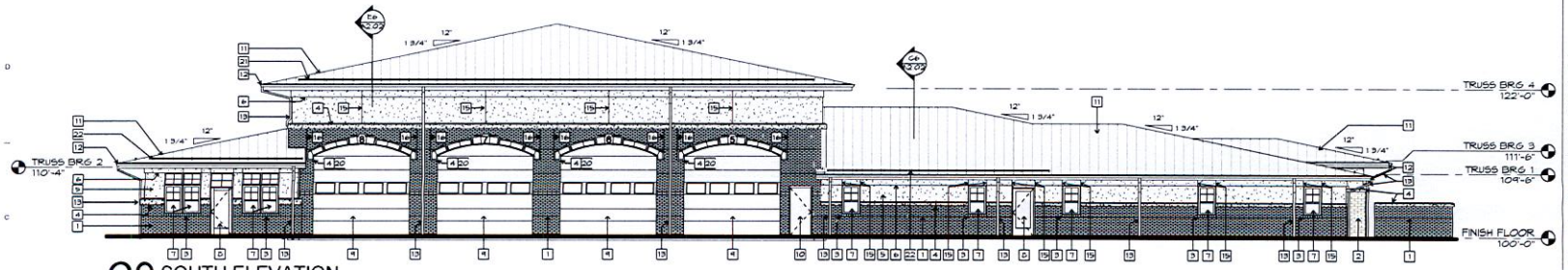
G9 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS TO MATCH LEE'S SUMMIT FIRE STATION #2 (SEE IMAGE BELOW)

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

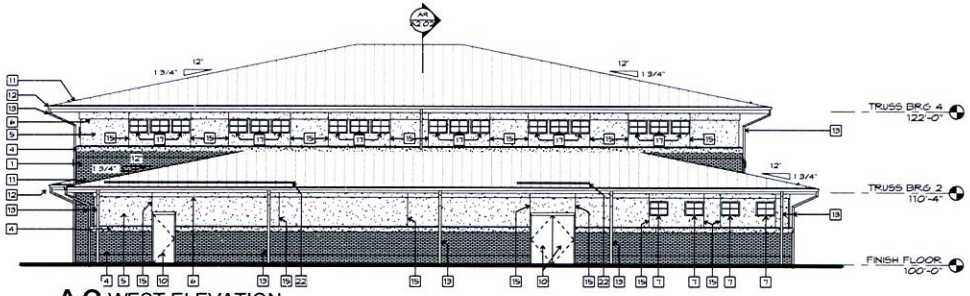


E6 EAST ELEVATION
1/8" = 1'-0"



C9 SOUTH ELEVATION
1/8" = 1'-0"

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



A6 WEST ELEVATION
1/8" = 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: XX/A3.0X
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: EFCO ULTRA-ESCENT II ASTI
8. ALUMINUM DOOR, COLOR: EFCO ULTRA-ESCENT II ASTI CHAMPAGNE
9. OVERHEAD DOOR, COLOR: EFCO ULTRAPON 2-COAT LIGHT BROWN
10. HOLLOW METAL DOOR, COLOR: EFCO 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 & PEEP VENTS AT ENDS OF ROLLED PLATE & ARCH, TYP
21. FIRE DEPARTMENT CONNECTION (FDC)
22. SNOW GUARDS, COLOR: TO MATCH ROOF, CHAMPAGNE

JOB NUMBER
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REVISIONS

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STATE OF MISSOURI
RICHARD A. KUHL
NUMBER A-2001008321
ARCHITECT
3-22-18

Richard A. Kuhl - Architect
MO # A-2001008321

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

Williams Spurgeon Kuhl & Freshnock Architects, Inc.
Missouri Certificate of Authority #2003011262
110 Armour Road North Kansas City, Missouri 64116 Tel: 816.300.4101 Fax: 816.300.4102

EXTERIOR ELEVATIONS

A2.01

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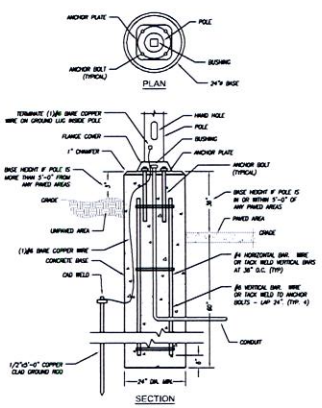
Lee's Summit Station 3_R18.rvt
3_Central_Dwg\House.rvt

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

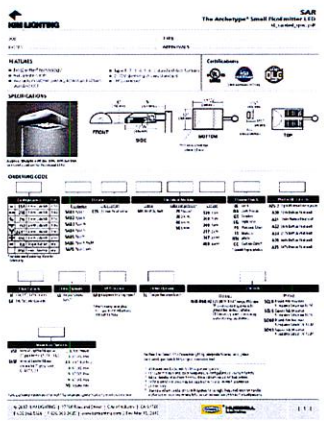
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION
C	WILLIAMS	LBG SERIES	6" ROUND RECESSED DOWNLIGHT. DIE-FORMED STEEL PAN WITH FINNED, EXTRUDED ALUMINUM PASSIVE HEAT SINK. SELF-FLANGED, SEMI-SPECULAR LOW BRIGHTNESS FINISH ALUMINUM REFLECTOR WITH WIDE BEAM ANGLE/DISTRIBUTION. INTEGRAL LED DRIVER PRE-WIRED FOR 0-10V DIMMING APPLICATIONS.	ONE (1) 80 WATT, 3800 LUMEN, LOOC LUMEN PACKAGE. 4000K CCT.
P1	KIM	ARCHETYPE AR SERIES	ARCHITECTURAL POLE-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING. DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING. IES TYPE III NFO DISTRIBUTION. CAST ALUMINUM SUPPORT ARM. INTEGRAL 0-10V DIMMING LED DRIVER. UL-LISTED WET LOCATION. PROVIDE WITH 12' HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT.	SIX (6) PROGRAMMER MODULES. TOTAL OF 65 WATTS, 4374 LUMENS. 5000K CCT.
S1	KIM	ARCHETYPE AR SERIES	ARCHITECTURAL POLE-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING. DIE-CAST DOOR FRAME WITH CAM LATCH, INTEGRAL HINGE, AND FULL SILICONE GASKETING. IES TYPE III NFO DISTRIBUTION. CAST ALUMINUM SUPPORT ARM. INTEGRAL 0-10V DIMMING LED DRIVER. UL-LISTED WET LOCATION. PROVIDE WITH 12' HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT.	SIX (6) PROGRAMMER MODULES. TOTAL OF 65 WATTS, 4447 LUMENS. 5000K CCT.
S2	KIM	ARCHETYPE AR SERIES	SAME AS TYPE "S1" FIXTURE EXCEPT FURNISH POLE AND MOUNTING ARMS FOR MOUNTING OF TWO (2) FIXTURES ON POLE IN 180° ORIENTATION.	SIX (6) PROGRAMMER MODULES. TOTAL OF 65 WATTS, 4447 LUMENS. 5000K CCT.
X	WILLIAMS	WF2 SERIES	ARCHITECTURAL WIDE DISTRIBUTION FLOOD LIGHT. DIE-CAST HOUSING WITH STAINLESS STEEL. INTEGRAL LED DRIVER PRE-WIRED FOR 0-10V DIMMING APPLICATIONS. MOUNTED TO SIDE OF SITE POLE AT 15' ABOVE GRADE.	ONE (1) 53 WATT, 5700 LUMEN, LOVC LUMEN PACKAGE. 4000K CCT.

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.



POLE BASE DETAIL

NOT TO SCALE



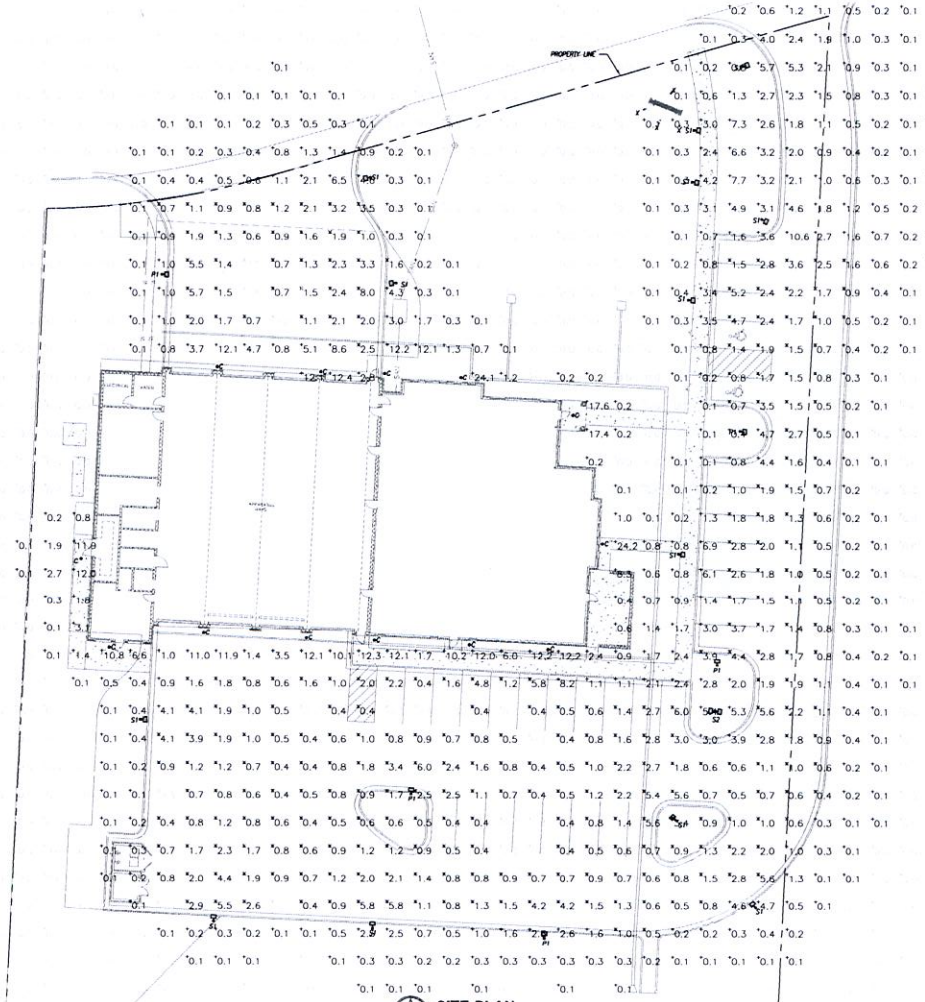
PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
DRIVE WAY	1.8	8.0	0.3	16.0:1	3.8:1
PARKING LOT	1.5	6.0	0.3	20.0:1	5.0:1

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.05.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

GENERAL SITE PLAN NOTES

1. ALL POLE MOUNTED FIXTURES ARE NOT TO EXCEED 15' MOUNTING HEIGHT FROM GRADE TO TOP OF FIXTURE.



SITE-PLAN

1" = 20'-0"

JOB NUMBER
— 00000 —
ISSUE DATE
— 02/02/2018 —
REVISIONS
1 ADDENA 01 3/22/18

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STATE OF MISSOURI
MICHAEL D. RAAF
NUMBER PE-2005028097
PROFESSIONAL ENGINEER
03/22/18
Michael D. Raaf - Engineer
MO# PE-2005028097

LEE'S SUMMIT STATION #3

PRYOR ROAD
LEE'S SUMMIT, MO 64081
City of Lee's Summit

110 Armour Road North Kansas City, Missouri 64116 Tel 816.300.4101 Fax 816.300.4102
Williams Spurgeon Kuhl & Freshnock Architects, Inc.
Missouri Certificate of Authority #2003011262

pkmr ENGINEERS
PEARSON KEMP MCAINLEY RAAF ENGINEERS LLC
7300 W 110TH STREET | OVERLAND PARK, KS 66210
913.491.2400 | WWW.PKMRENG.COM
MO State Certificate of Authority #: 2002020044

SITE PLAN

SL1.0

DWG: F:\2018\1001-1500\018-1140\40-Design\Exhibits\18-08-27_GNCV_Commercial Exhibit\C_SIT01_ Site Plan.dwg USER: cholmquist
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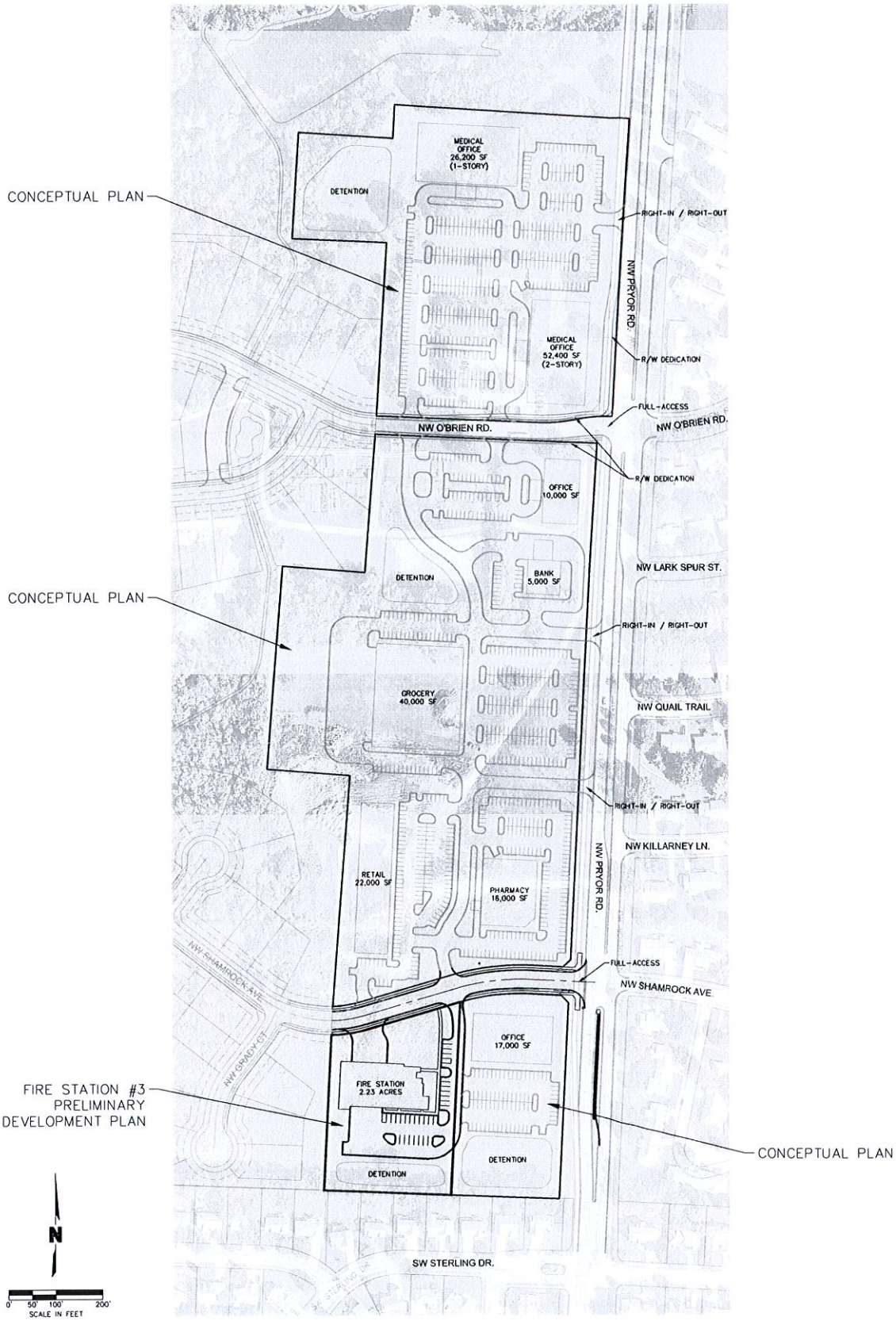

drawn by C.L.H checked by JFE designed by C.L.H QA/QC by JFE project no. 018-1140, L16-0185 date 2018.08.28	CONCEPT PLAN	NO. REV.	DATE	REVISIONS DESCRIPTION	BY
SHEET 1 OF 1	WEST VILLAGE PROPOSED COMMERCIAL				
	LEE'S SUMMIT, MO 2018			REVISIONS	

OLSSON ASSOCIATES
MO Certificate of Authority #.0000000003
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.587.4320
FAX 816.587.1393
www.olssonassociates.com

Appl. #PL2018-135 – REZONING from RP-3 to PMIX and PRELIMINARY DEVELOPMENT PLAN
West Pryor, 300 NW Pryor Rd
City of Lee's Summit, applicant

N