

Final Development Plan

NW ¼ Section 16, Township 47 North, Range 31 West
Lee's Summit, Jackson County, Missouri

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING AT 816.989.1200 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- KCP&L - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 785-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

PROPERTY DESCRIPTION

Lot 293, Newberry Landings 1st Plat

OIL - GAS WELLS

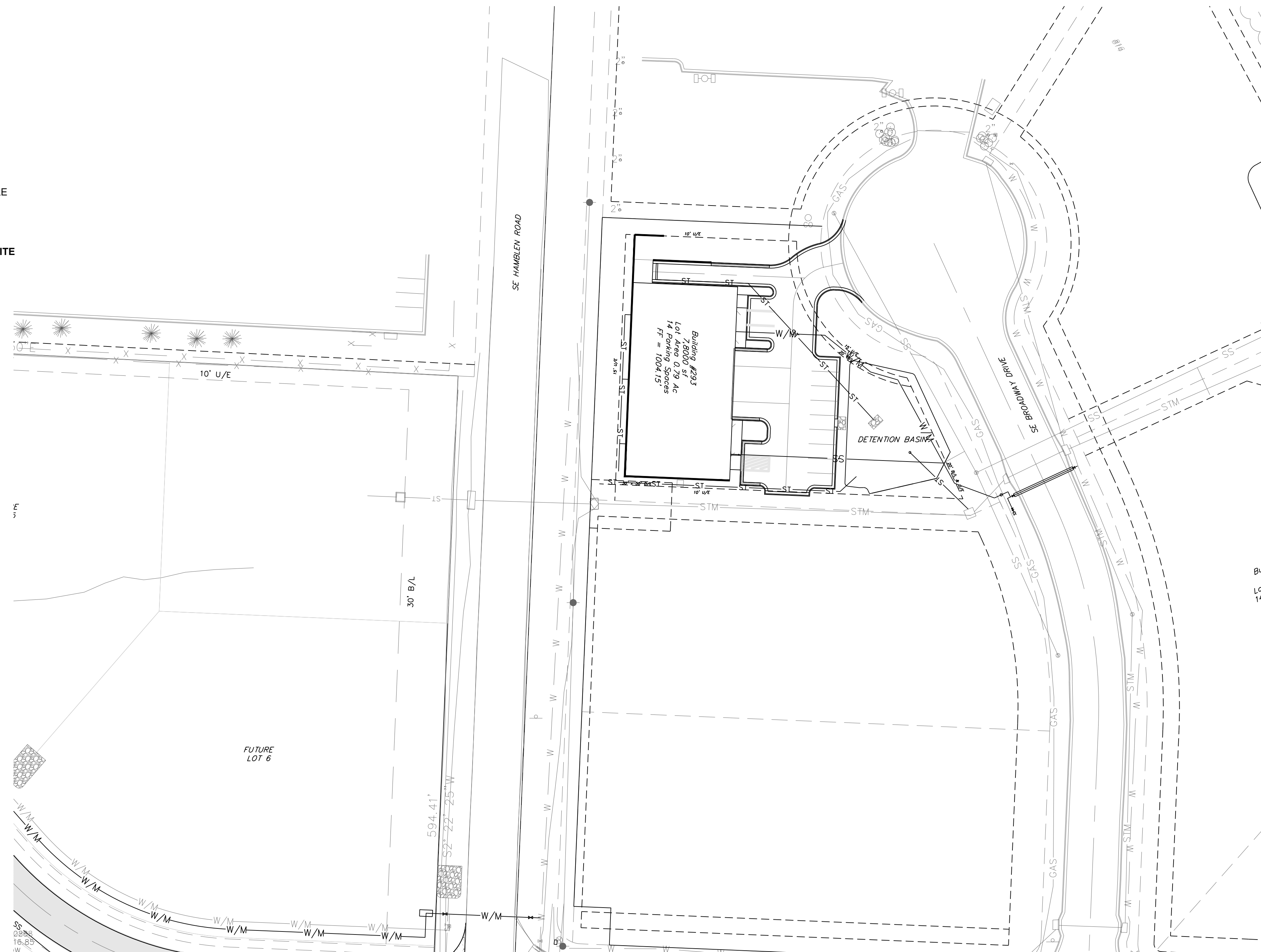
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

SITE IS LOCATED ON FIRM PANEL 29095C0438G, DATED JANUARY 20, 2017 THE SITE IS LOCATED IN ZONE "X".

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 PLAN
- C.051 ~ ESC PHASE 2 PLAN
- C.052 ~ ESC PHASE 3 PLAN
- C.100 ~ SITE PLAN
- C.101 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ SPOT ELEVATIONS
- C.202 ~ PRE-DEVELOPMENT DRAINAGE AREAS
- C.203 ~ POST-DEVELOPMENT DRAINAGE AREAS
- C.300 ~ ROOF DRAIN PLAN
- C.301 ~ STORM SEWER PLAN
- C.400 ~ UTILITY PLAN GENERAL LAYOUT
- C.401 ~ STANDARD DETAIL SHEET
- C.600 ~ STANDARD DETAIL SHEET
- L.100 ~ LANDSCAPE PLAN



ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE



FINAL DEVELOPMENT PLAN

SCALE: 1" = 40'

Site Data Table :

Lot Area: 34,200 sq. ft. (0.79 Ac.)

Building Area - First Floor 7,800 sq. ft. (0.18 Acres)
 Building Area - Mezzanine 2,025 sq. ft.
 Total Building Area 9,825 sq. ft. (0.23 Acres)

Parking/Sidewalk 9,215 sq. ft. (0.21 Acres)

Impervious Area 17,015 sq. ft. (0.39 Acres) 49.75% of Site

Floor-Area-Ratio 22.81%

Total Parking

Provided
 12 Standard (1 ADA Accessible 1 ADA Van Accessible)

Required
 Office: 4 Spaces per 1000 sq.ft. = 2,025 x 4 = 8 Spaces
 Warehouse/Storage: 1 Spaces per 1000 sq.ft. = 7,800 x 1 = 8 Spaces
 Total: 16 Spaces

Current Zoning: PI - Planned Industrial
 Current Use: Vacant
 Proposed Use: Commercial Office / Warehouse

Sanitary Sewer Service

Sanitary service will be provided from the existing sanitary sewer located on the east side of property.

Water Service

Water service will be provided from the existing main located on the east side of the property.



Professional Registration
 Missouri
 Engineering 2005002188-D
 Surveying 2005002189-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

Project:
 NEWBERRY
 LANDING, LSNMO
 Issue Date:
 March 12, 2018

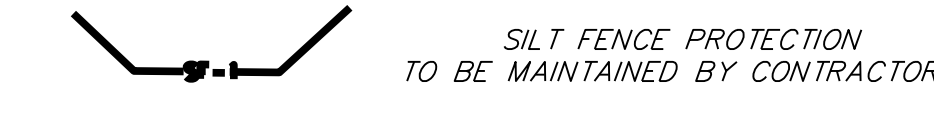
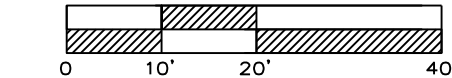
FINAL DEVELOPMENT PLAN
 Construction Plans for:
 Lot 293, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS
REV 10-04-18
REV 10-25-18
REV 11-09-18



PRE CLEARING PLAN
SCALE: 1" = 20'



LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

MAINTENANCE:
TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 80% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.

CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION:
INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

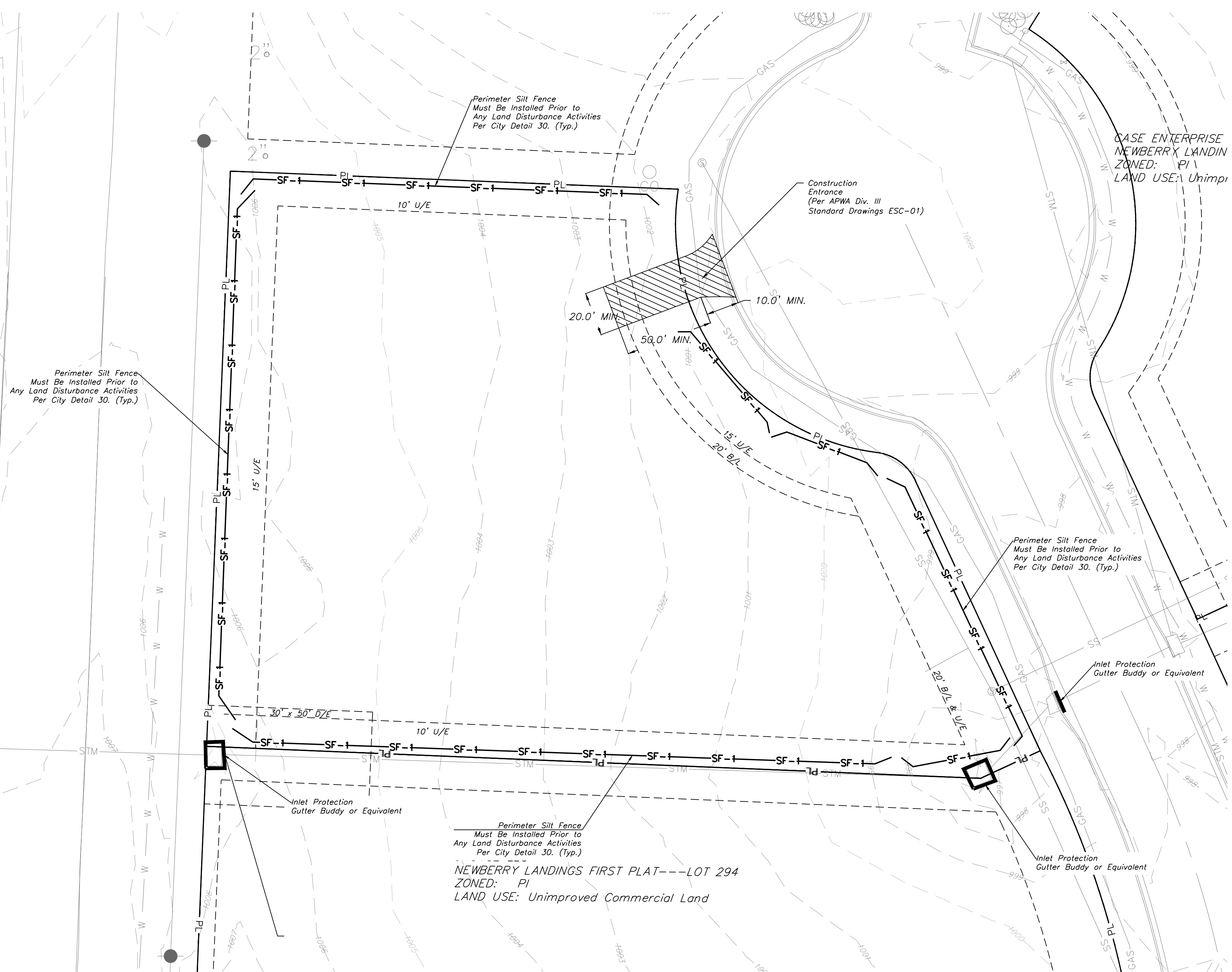
- EROSION CONTROL DESCRIPTION:**
- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
 - 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN
 - 3.) INSTALL SEDIMENT TRAPS PER PLAN AND PER DETAIL

- EROSION CONTROL PROCEDURE:**
- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.
 - 2.) SEDIMENT TRAPS SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE PROJECT

- TEMPORARY CONSTRUCTION ENTRANCE NOTES:**
- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
- INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
- SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
- PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 20050031918-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: NEWBERRY LANDINGS, LS180
Issue Date: March 12, 2018

Lee's Summit, Jackson County, Missouri

ESC PHASE 1 PLAN
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

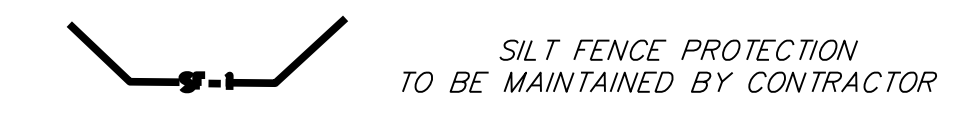
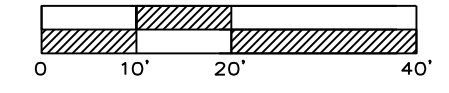
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REVISIONS
REV 10-04-18
REV 10-25-18
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INACTIVE AREA STABILIZATION PLAN

SCALE: 1" = 20'



LEGEND

- PHASE 1 SILT FENCE — SF-1 — SF-1
- PHASE 2 SILT FENCE — SF-2 — SF-2

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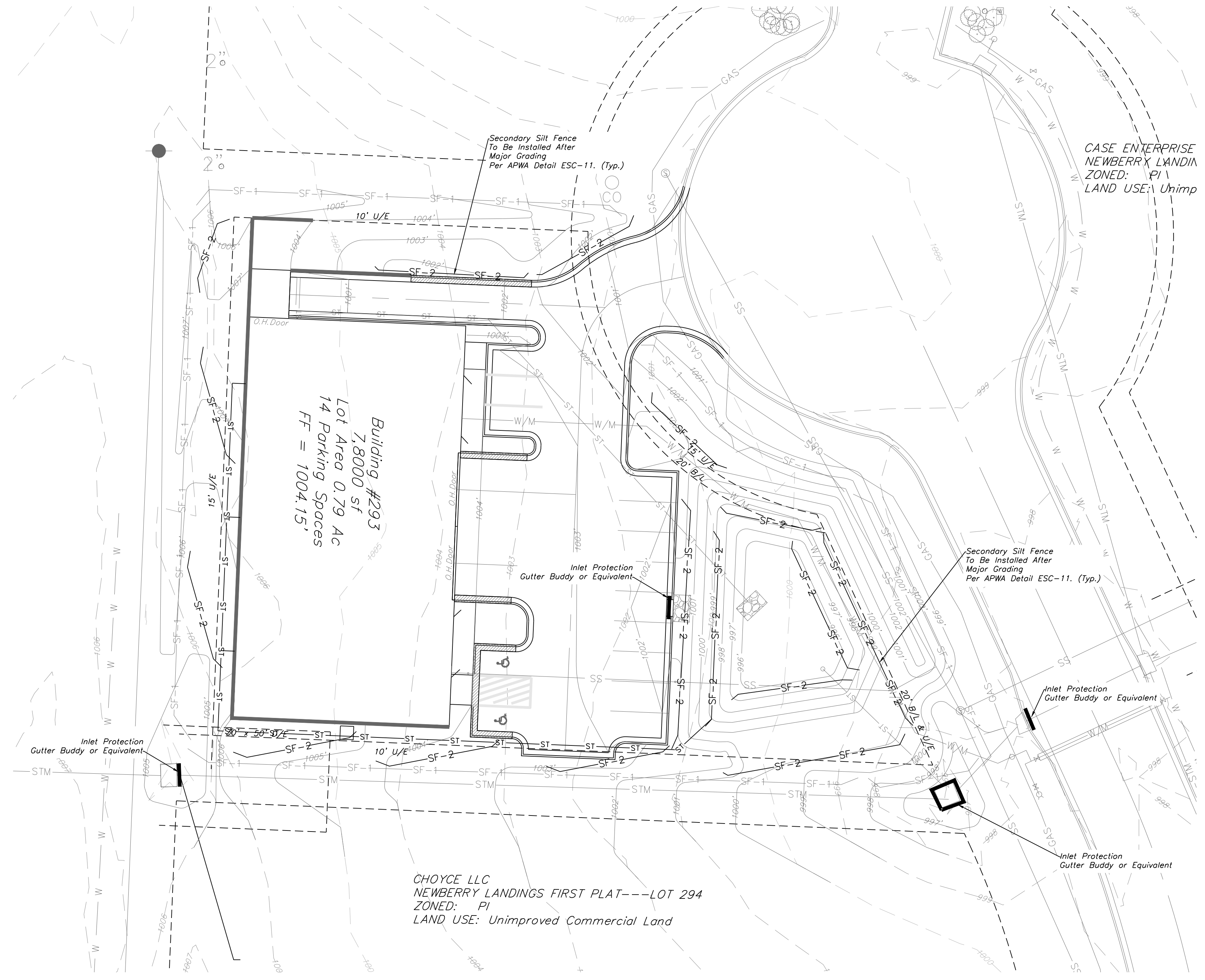
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DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

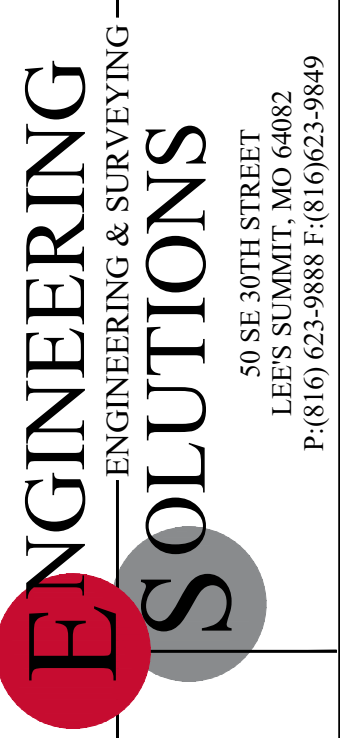
NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



Building #293
 7,800 sf
 Lot Area 0.79 Ac
 14 Parking Spaces
 FF = 1004.15'

CHOYCE LLC
 NEWBERRY LANDINGS FIRST PLAT---LOT 294
 ZONED: P1
 LAND USE: Unimproved Commercial Land

CASE ENTERPRISE
 NEWBERRY LANDINGS
 ZONED: P1
 LAND USE: Unimp



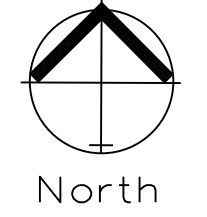
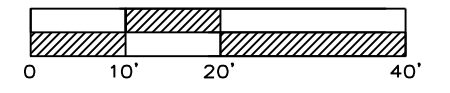
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Project:
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 LANDINGS, LINO
 Issue Date:
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 Lot 293, Newberry Landings First Plat
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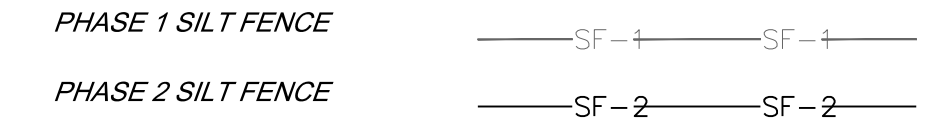
REVISIONS
REV 10-04-18
REV 10-25-18
REV 11-09-18



FINAL RESTORATION PLAN
SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

- NOTES:**
- 1) The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.
 - 2) Per Unified Ordinance Section 14.090.B.2. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

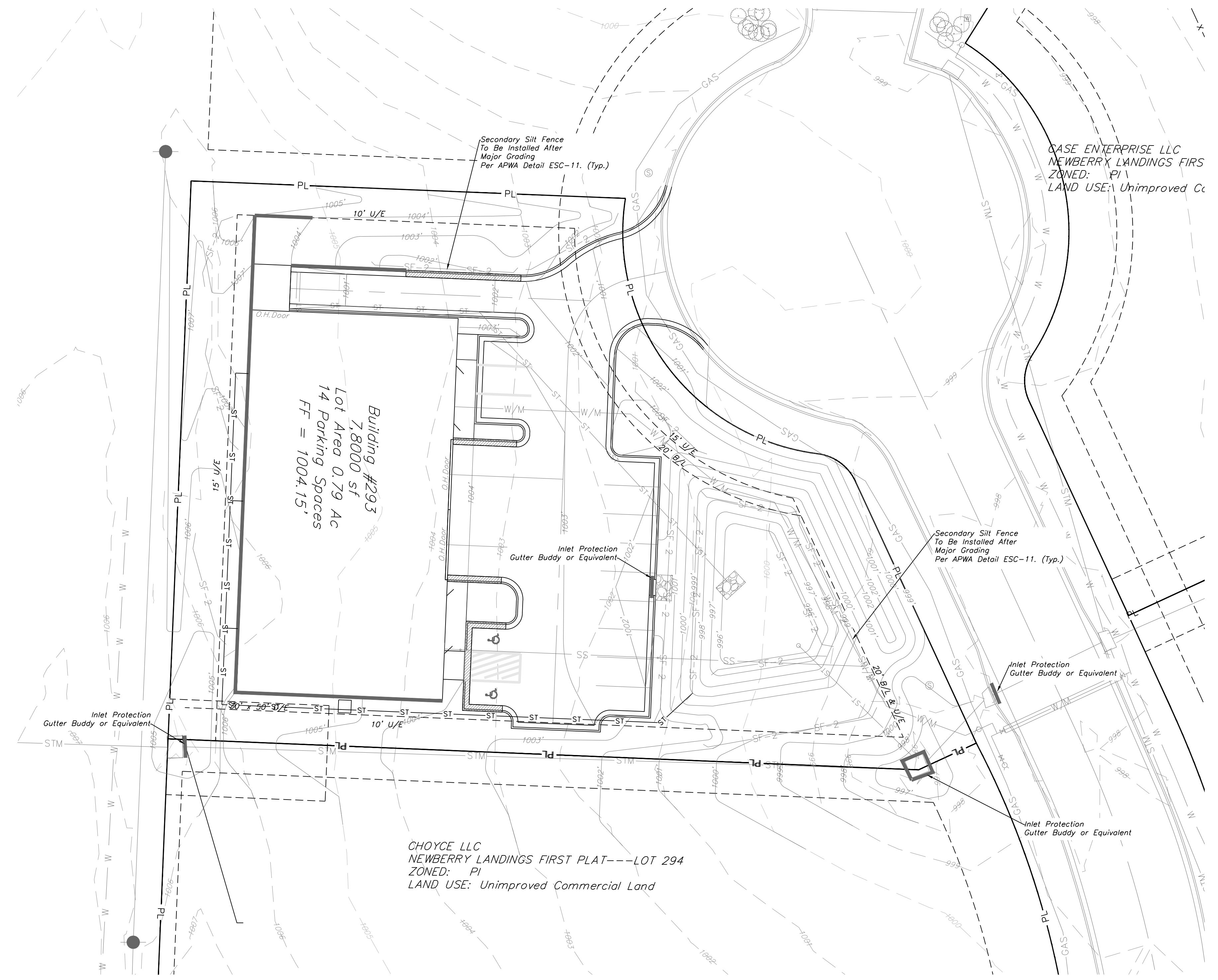
SEED AND MULCH NOTES:

Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:
 Mix I - Rye Grass / Blue Grass ----- 100 lbs. per Acre
 Mix II - Tall Fescue / Blue Grass ----- 195 lbs. per Acre
 Lime ----- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
 Fertilizer ----- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
 Lime - 100% of specified quantity
 Fertilizer - 75% of the specified quantity
 Seed - 50% of the specified quantity
 Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.



CASE ENTERPRISE LLC
NEWBERRY LANDINGS FIRS
ZONED: PI
LAND USE: Unimproved Co

CHOYCE LLC
NEWBERRY LANDINGS FIRST PLAT---LOT 294
ZONED: PI
LAND USE: Unimproved Commercial Land



Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 20050819-D
 Kansas
 Engineering E-1695
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 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 NEWBERRY
 LANDING, LSN0
 Issue Date:
 March 12, 2018

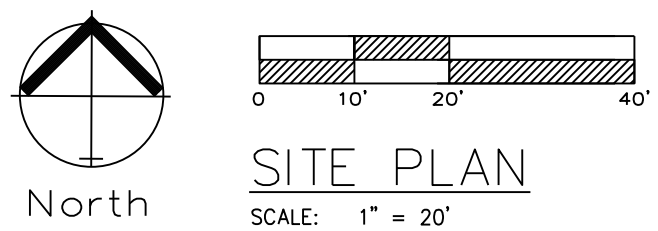
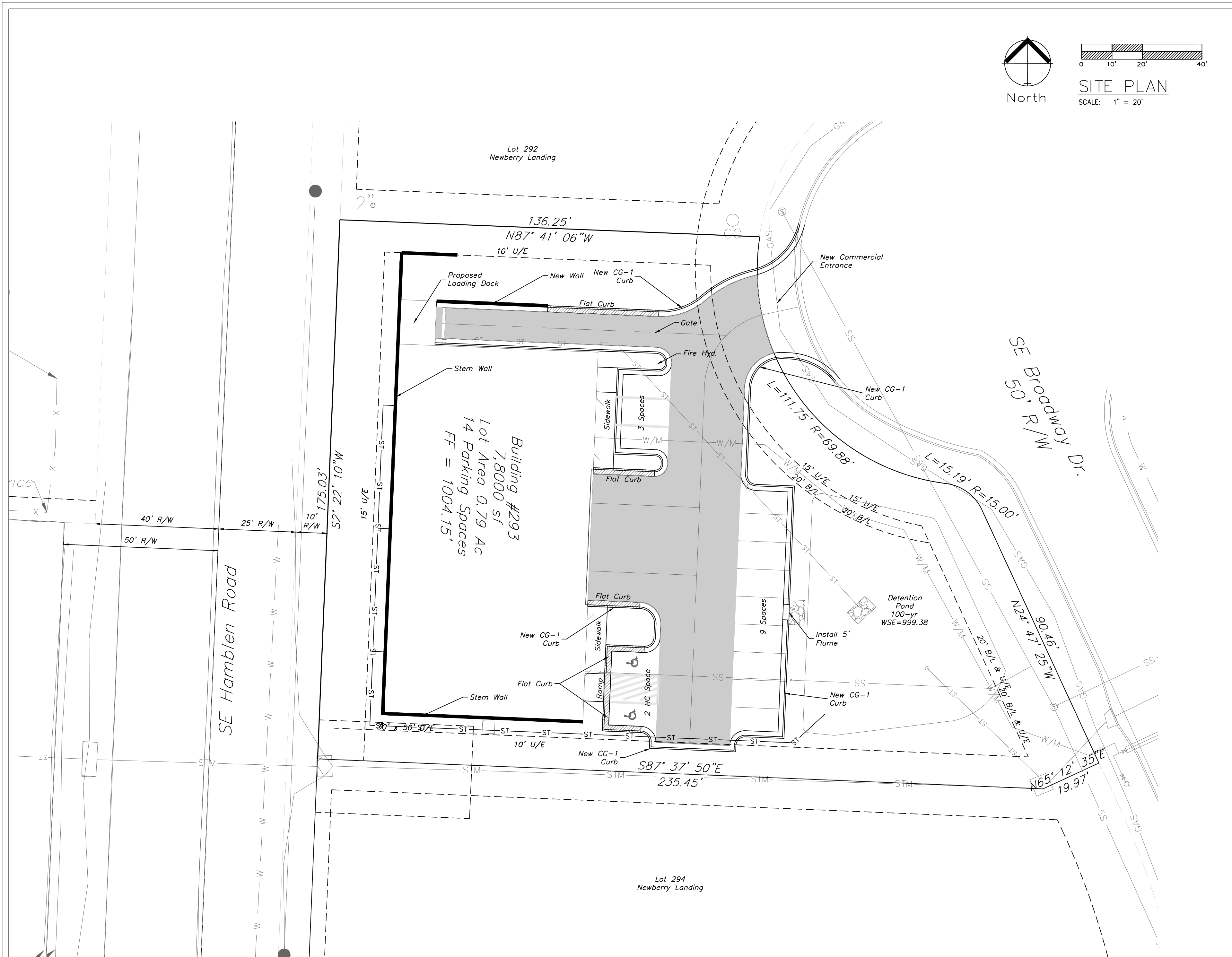
Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

ESC Phase 3 Plan
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 Lot 293, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

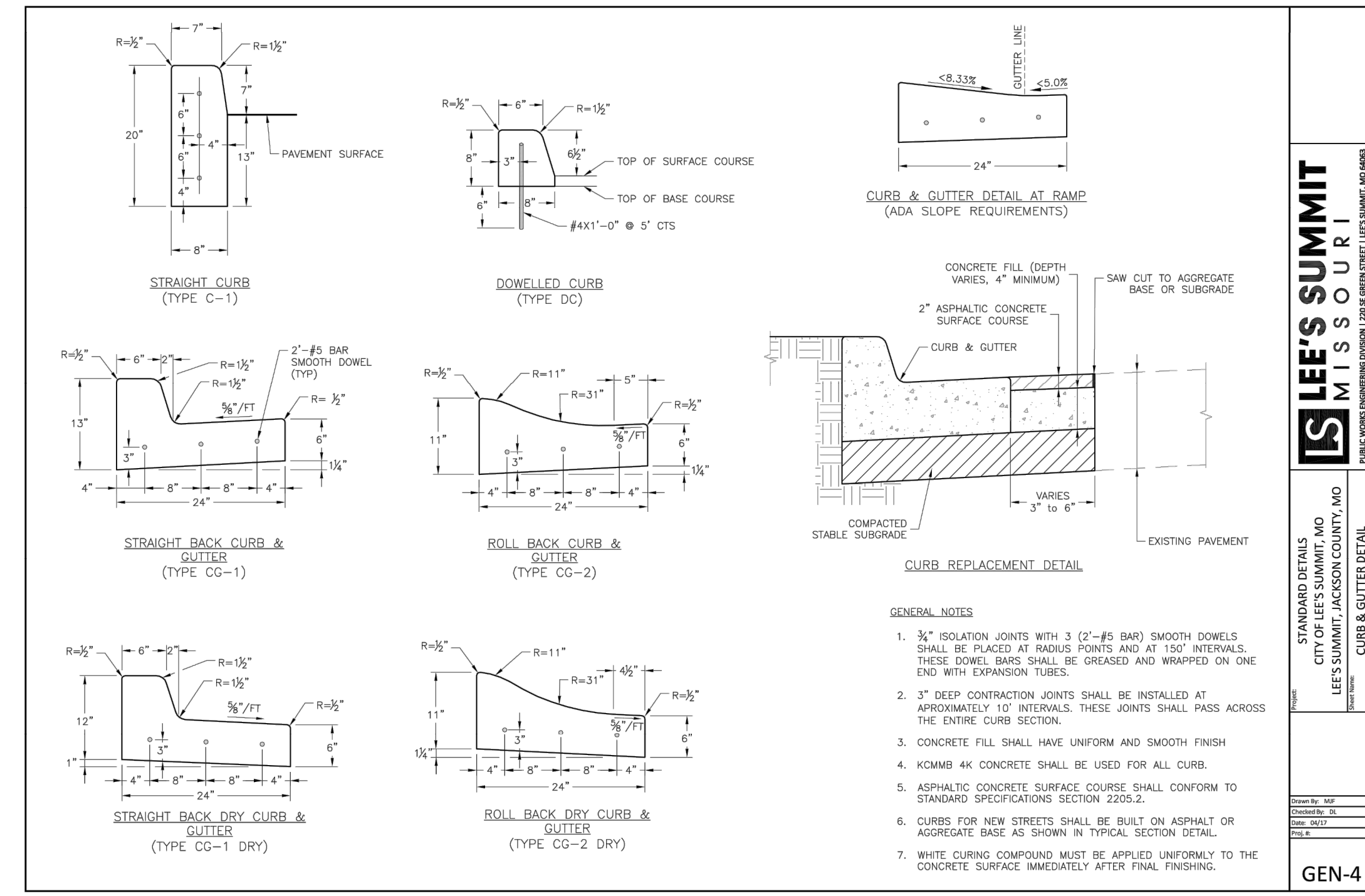
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS

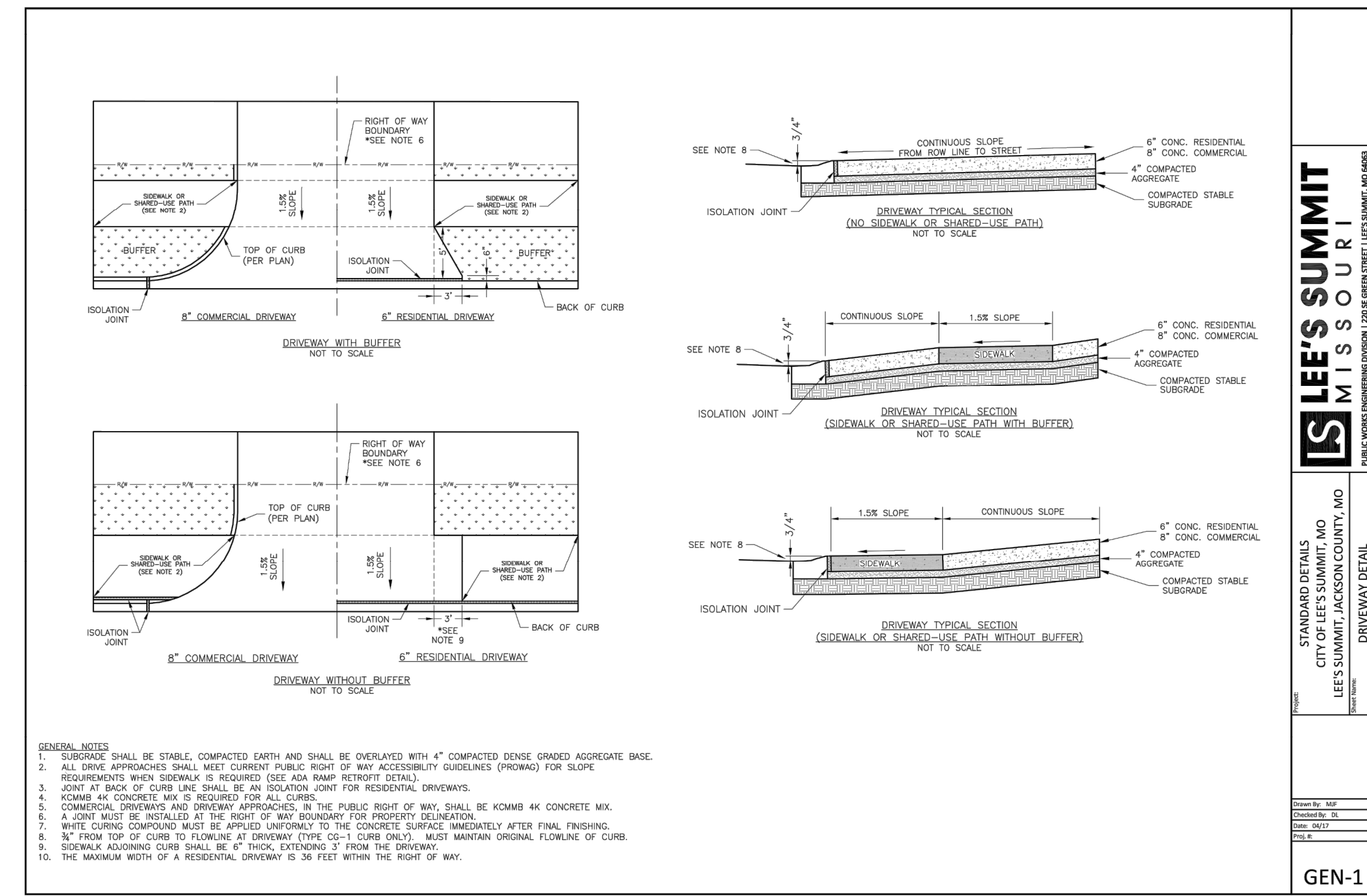
REV 10-04-18	
REV 10-25-18	
REV 11-09-18	



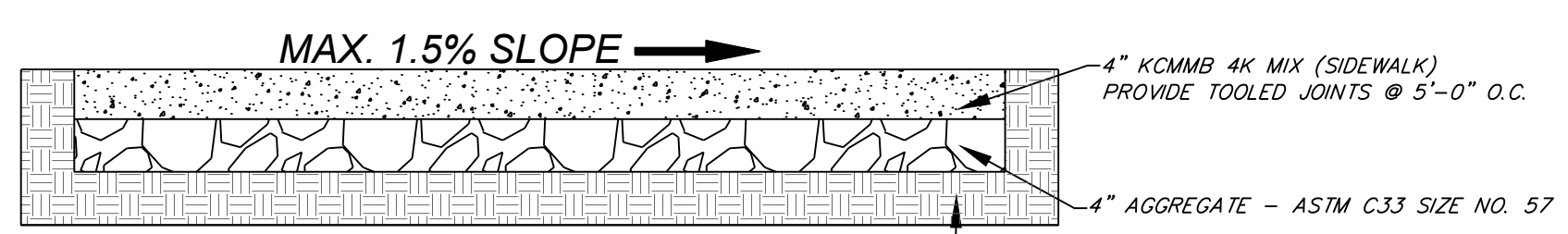
SITE PLAN
SCALE: 1" = 20'



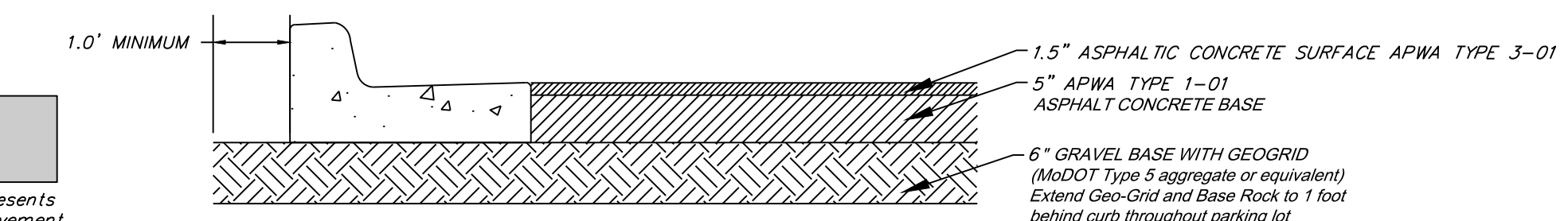
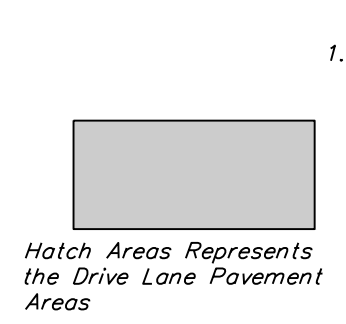
- GENERAL NOTES**
- 3/4" ISOLATION JOINTS WITH 3 (2"-#6 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
 - KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 220.02.
 - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



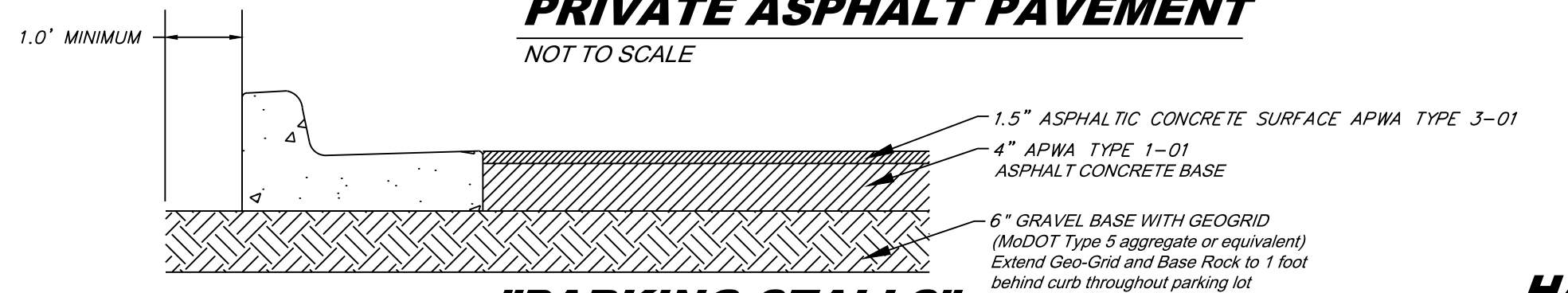
- GENERAL NOTES**
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCIDENT-PRONE (CROOKING) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETIRED) DETAIL.
 - JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
 - COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
 - A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY IDENTIFICATION.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 - FINISH TOP OF CURB TO FLURUM AT DRIVEWAY TYPE CG-1 CURB ONLY. MUST MAINTAIN ORIGINAL FLOORLINE OF CURB.
 - SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 - THE MINIMUM BENCH OF A RESIDENTIAL DRIVEWAY IS 30 FEET WITHIN THE RIGHT OF WAY.



SIDEWALK DETAIL
NOT TO SCALE

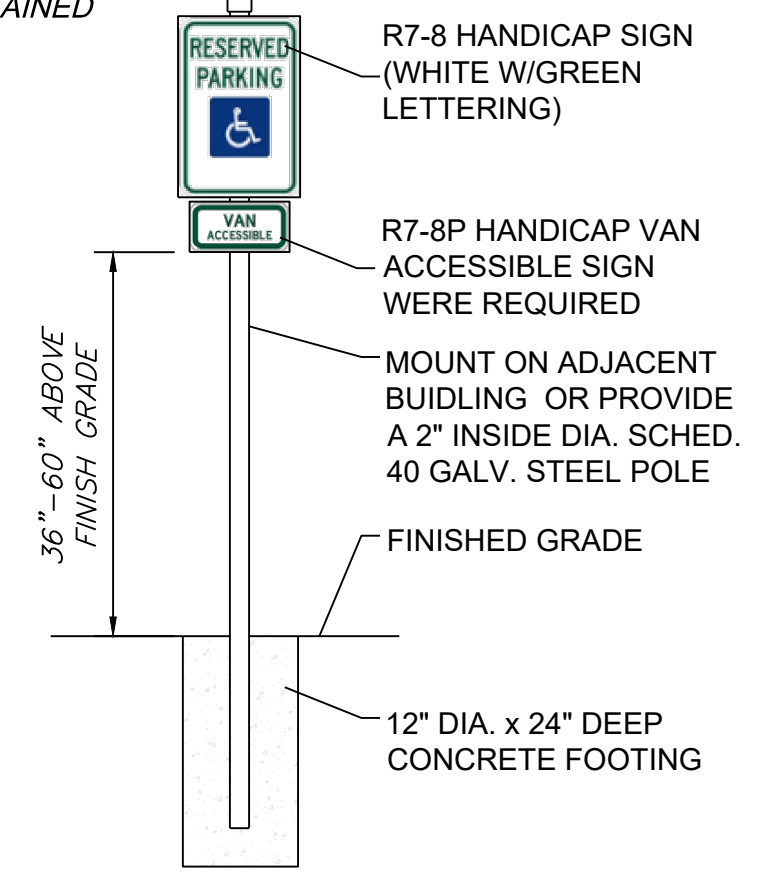


"DRIVE LANE" PRIVATE ASPHALT PAVEMENT
NOT TO SCALE



"PARKING STALLS" PRIVATE ASPHALT PAVEMENT
NOT TO SCALE

SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



HANDICAP SIGN DETAIL
NOT TO SCALE

LEE'S SUMMIT MISSOURI
ENGINEERING & SURVEYING

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
GEN-4

LEE'S SUMMIT MISSOURI
ENGINEERING & SURVEYING

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL
GEN-1



Professional Registration
Missouri
Engineering 2005002088-D
Surveying 200500819-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 62-54
Nebraska
Engineering CA2821

Project:
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

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Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

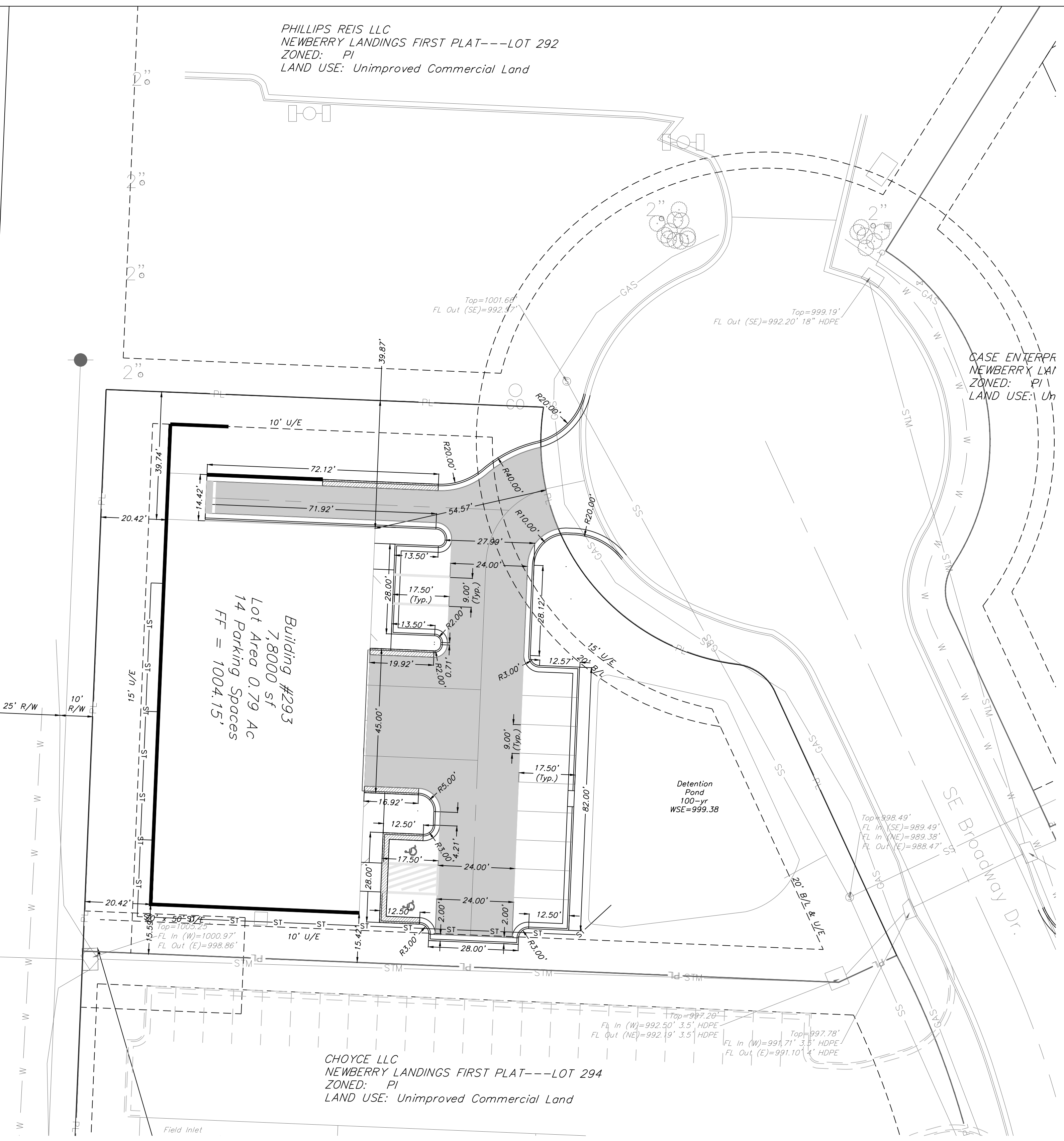
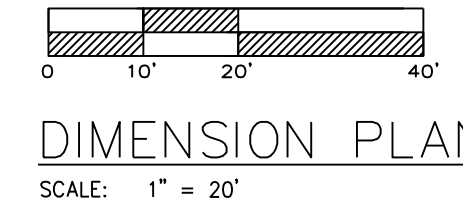
REVISIONS

REV 10-04-18	
REV 10-25-18	
REV 11-09-18	

PHILLIPS REIS LLC
 NEWBERRY LANDINGS FIRST PLAT---LOT 292
 ZONED: PI
 LAND USE: Unimproved Commercial Land

CASE ENTERPR
 NEWBERRY LANDINGS
 ZONED: PI
 LAND USE: Unimproved Commercial Land

CHOYCE LLC
 NEWBERRY LANDINGS FIRST PLAT---LOT 294
 ZONED: PI
 LAND USE: Unimproved Commercial Land



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200503189-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering E2-54
 Nebraska
 Engineering CA2821

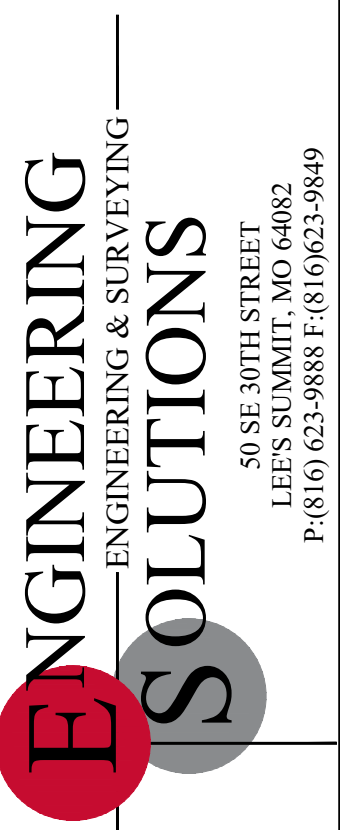
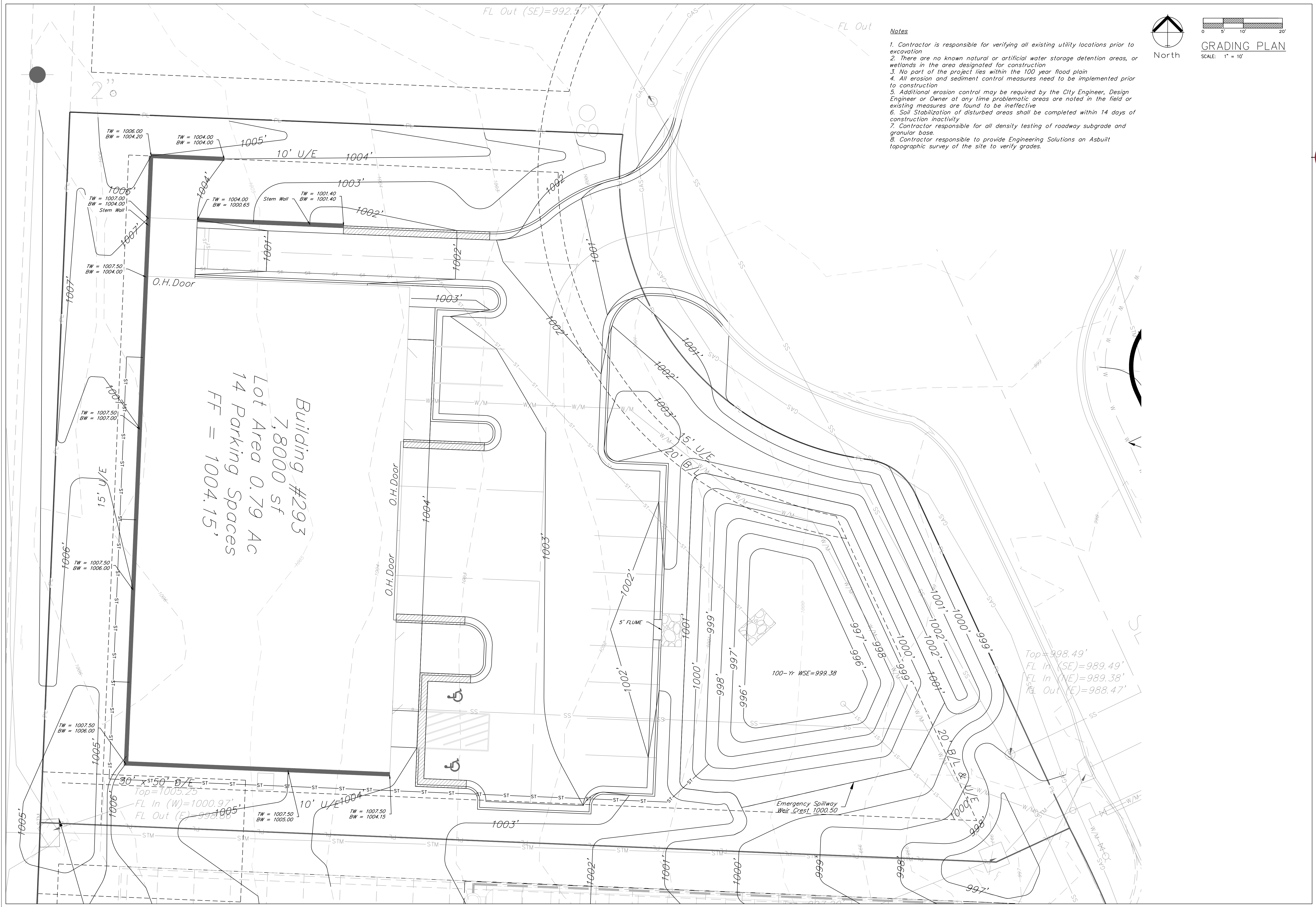
Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

Project:
 NEWBERRY
 LANDING, LSMO
 Issue Date:
 March 12, 2018

DIMENSION PLAN
 Construction Plans for:
 Lot 293, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS
REV 10-04-18
REV 10-25-18
REV 11-09-18



Professional Registration
Missouri
Engineering 200502188-D
Surveying 200508188-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Project:
NEWBERRY
LANDING, LSNMO
Issue Date:
March 12, 2018

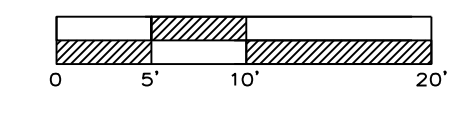
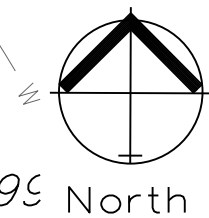
GRADING PLAN
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

REV 10-04-18	
REV 10-25-18	
REV 11-09-18	

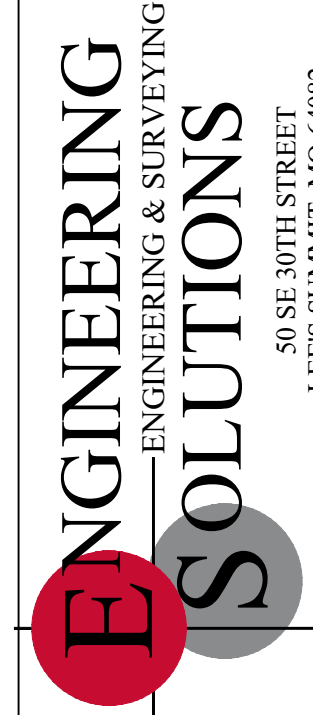
FL Out (SE)=992.20' 18" HDPE



SPOT ELEVATIONS
SCALE: 1" = 10'

TC 99 North

TC 999.53



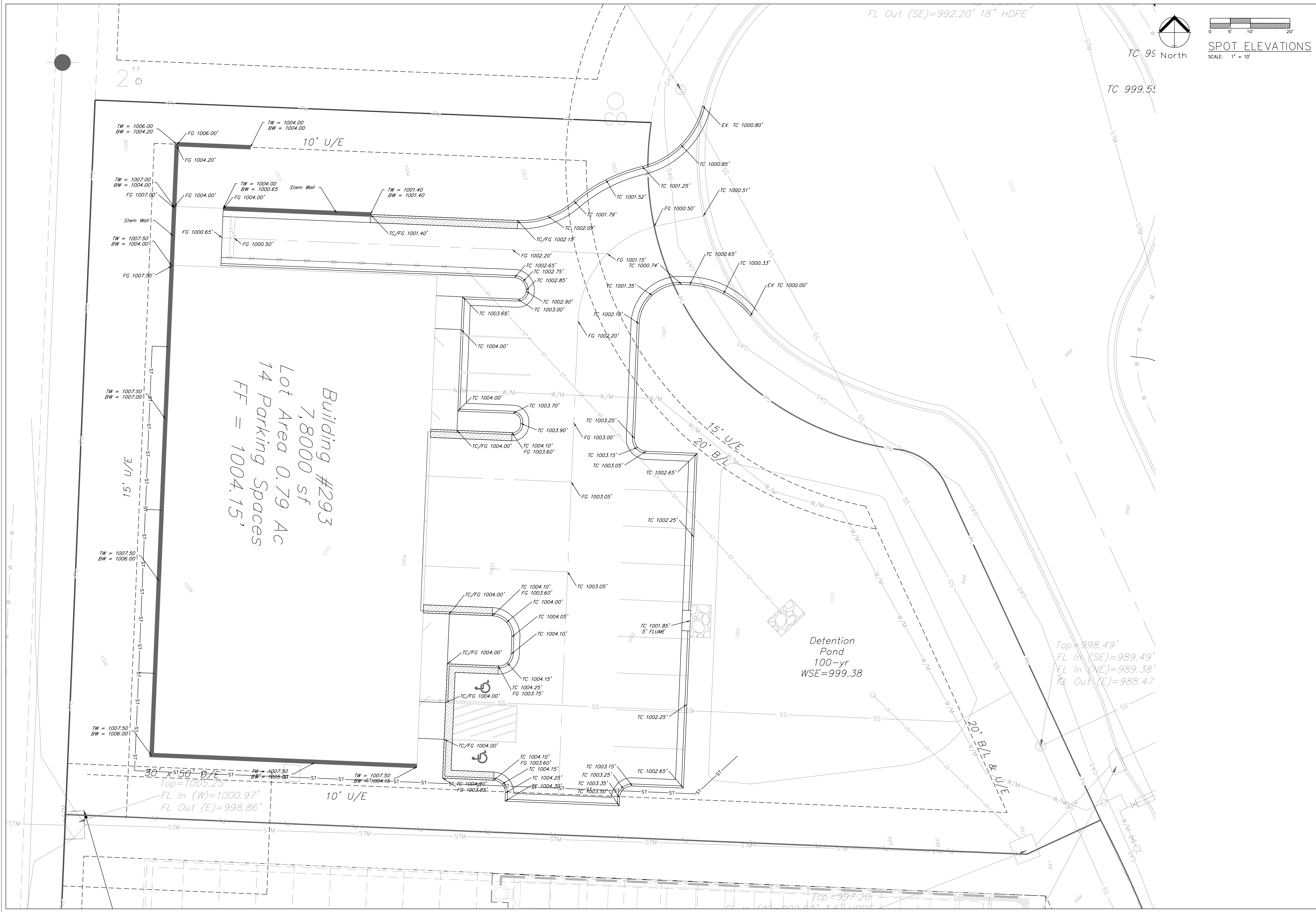
Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Project:
NEWBERRY
LANDING, LS100
Issue Date:
March 12, 2018

SPOT ELEVATIONS
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
REVISIONS
REV 10-04-18
REV 10-25-18
REV 11-09-18



Building #293
7,800 sf
14 Parking Spaces
FF = 1004.15'

Detention
Pond
100-yr
WSE=999.38

Top=998.49'
FL In (SE)=989.49'
FL In (NE)=989.38'
FL Out (E)=988.47'

90' x 50' D/E
Top=1005.25
FL In (W)=1000.97'
FL Out (E)=998.86'

10' U/E

15' U/E
20' B/W

20' B/L & U/E

TW = 1006.00
BW = 1004.20

TW = 1007.00
BW = 1004.00

TW = 1007.50
BW = 1004.00

TW = 1007.50
BW = 1007.00

TW = 1007.50
BW = 1006.00

TW = 1007.50
BW = 1006.00

TW = 1004.00
BW = 1004.00

TW = 1004.00
BW = 1000.65

TW = 1001.40
BW = 1001.40

TC 1004.10'
FG 1003.60'

TC 1004.15'
FG 1003.75'

TC 1004.25'
FG 1003.85'

TC 1003.15'
FG 1003.60'

TC 1003.25'
FG 1003.75'

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FG 1003.85'

TC 1003.50'
FG 1004.00'

TC 1003.15'
FG 1003.60'

TC 1003.25'
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TC 1003.35'
FG 1003.85'

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FG 1004.00'

TC 1003.65'
FG 1004.15'

TC 1003.80'
FG 1004.30'

TC 1003.95'
FG 1004.45'

TC 1003.15'
FG 1003.60'

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FG 1003.75'

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FG 1004.15'

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FG 1003.75'

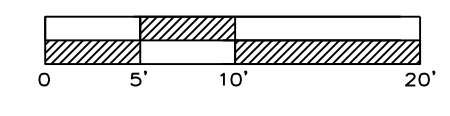
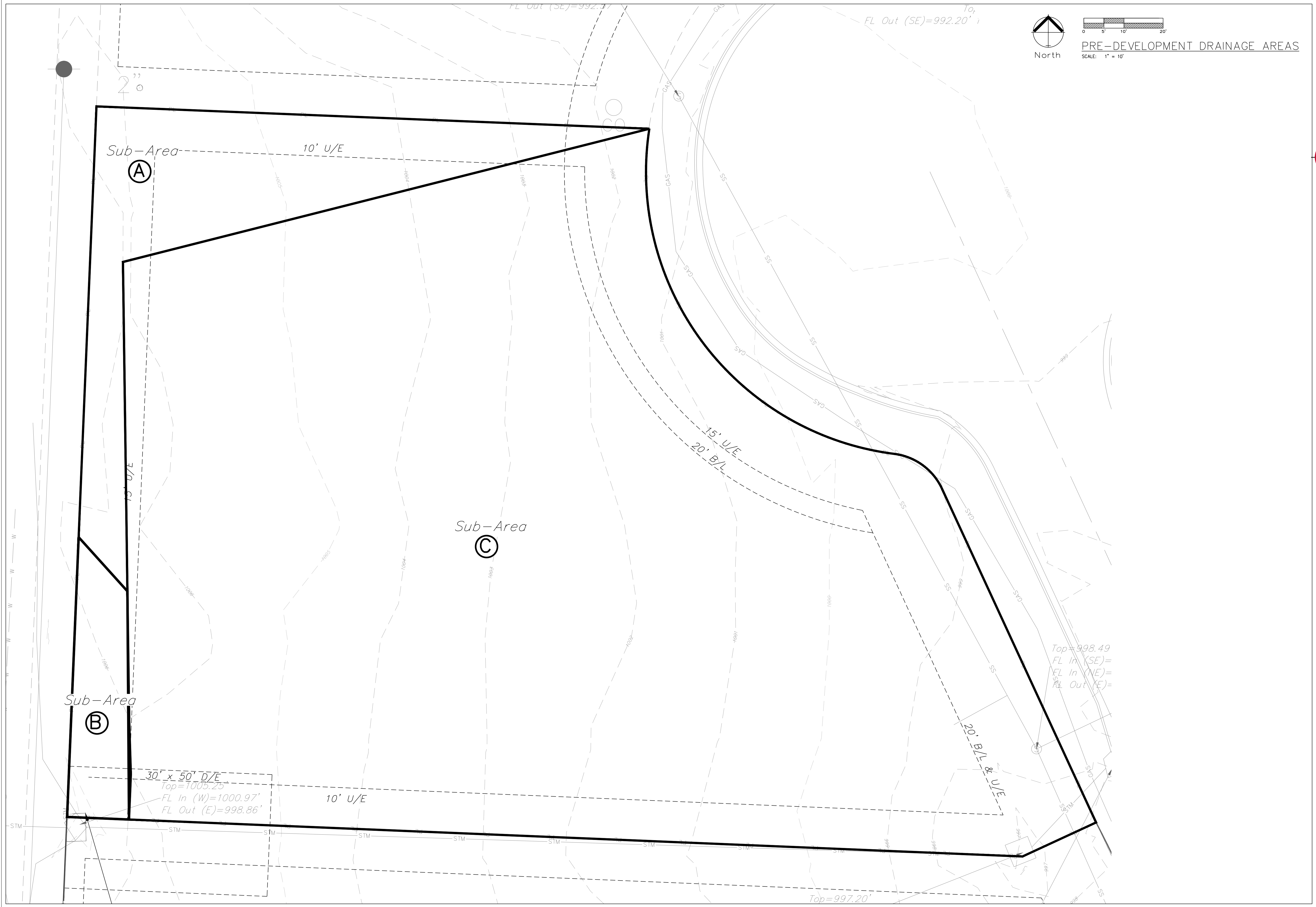
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FG 1003.85'

TC 1003.50'
FG 1004.00'

TC 1003.65'
FG 1004.15'

TC 1003.80'
FG 1004.30'

TC 1003.95'
FG 1004.45'



PRE-DEVELOPMENT DRAINAGE AREAS
SCALE: 1" = 10'



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

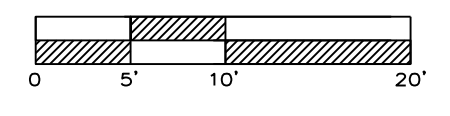
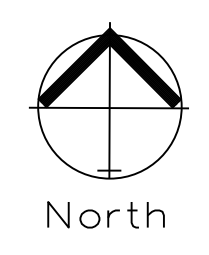
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Project:
NEWBERRY
LANDING, LSMO
Issue Date:
March 12, 2018

PRE-DEVELOPMENT DRAINAGE AREAS
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS	
REV 10-04-18	
REV 10-25-18	
REV 11-09-18	



POST-DEVELOPMENT DRAINAGE AREAS
SCALE: 1" = 10'

Field End Section #	1-1
Q =	0.58 cfs
D =	1.25 ft
Tw =	0.5 ft
g =	32.2 ft/s ²
D ₅₀ =	0.17 inches
Use D ₅₀ =	5 inches

D₅₀ = riprap size, m(ft)
Q = design discharge, m³/s (ft³/s)
D = culvert diameter (circular), m(ft)
Tw = tailwater depth, m(ft)
g = acceleration due to gravity, 9.81 m/s² (32.2 ft/s²)

*Taken From Publication No. FHWA-NHI-06-086
Hydraulic Engineering Circular No. 14, 3rd Edition

Class 1
Apron Length = 4*D
Apron Depth = 3.5*D₅₀
Apron Width = 3*D+(2/3)L

5.00 ft	use	5.00 ft
17.50 inches	use	18.00 inches
7.08 ft	use	8.00 ft

SUB-AREA 4B (DASHED)
AREA: 2807 SF OR 0.06 AC.
C = 0.75, T(C) = 5 MIN
I(100) = 10.32, K = 1.25
Q(100) = 0.58 CFS
Occp(15") = 6.69 CFS

SUB-AREA 4A TO FLUME (DASHED)
AREA: 5780 SF OR 0.13 AC.
C = 0.75, T(C) = 5 MIN
I(100) = 10.32, K = 1.25
Q(100) = 1.26 CFS
WEIR EQUATION:
H = (Q / CD / L) ^ (2/3)
H = (1.26 / 3.33 / 5) ^ (2/3) = 0.18'
V = 1.28 / (5 * 0.18) = 1.4 FPS
V <= 5.93 FPS
USE CLASS 1 RIPRAP

Install 15" End Section
FL 995.40'
Rip Rap Blanket Non-Grouted
w/ Geo Fabric
8'W x 5'L x 18" Thick
D50 = 5"
Typ. (2) Rip Rap Blankets

Install 15" Nyloplast
Drain-Basin
FL 995.00'
See Detail This Set

Install 50.35' of
15" HDPE Storm
1.11% Slope

Install 171.98' of 15"
HDPE Storm Pipe
0.64% Slope

Building #293
7,800 sf
Lot Area 0.79 Ac
14 Parking Spaces
FF = 1004.15'



Professional Registration
Missouri
Engineering 200502188-D
Surveying 200503192-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
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Nebraska
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Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

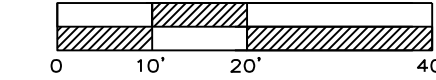
Project:
NEWBERRY
LANDING, LSNMO
Issue Date:
March 12, 2018

POST-DEVELOPMENT DRAINAGE AREAS
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

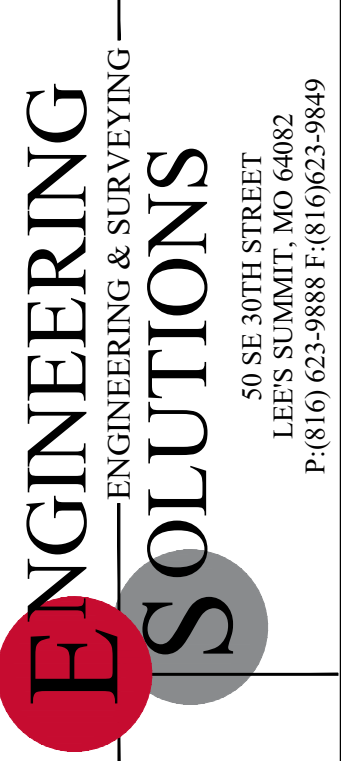
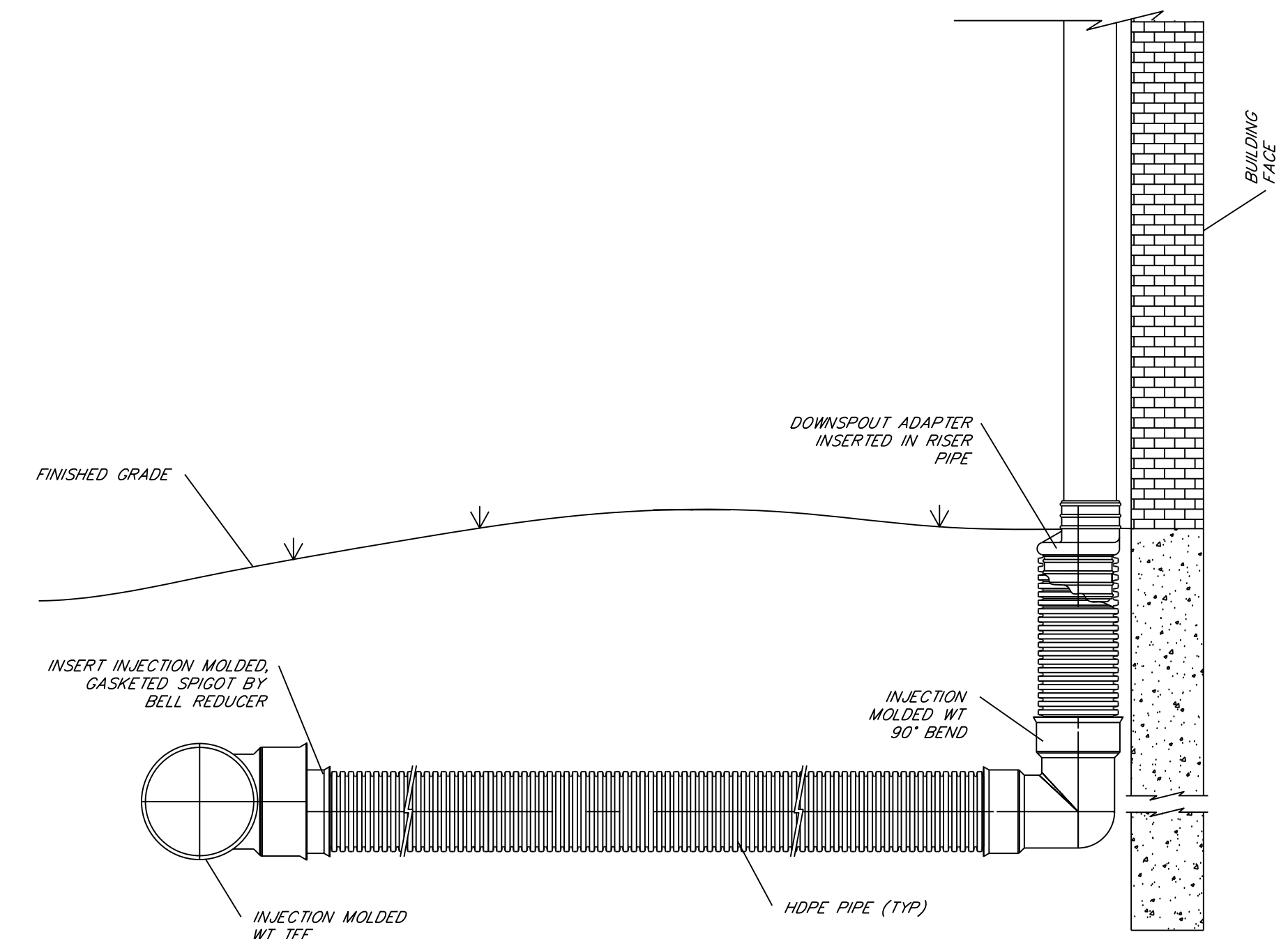
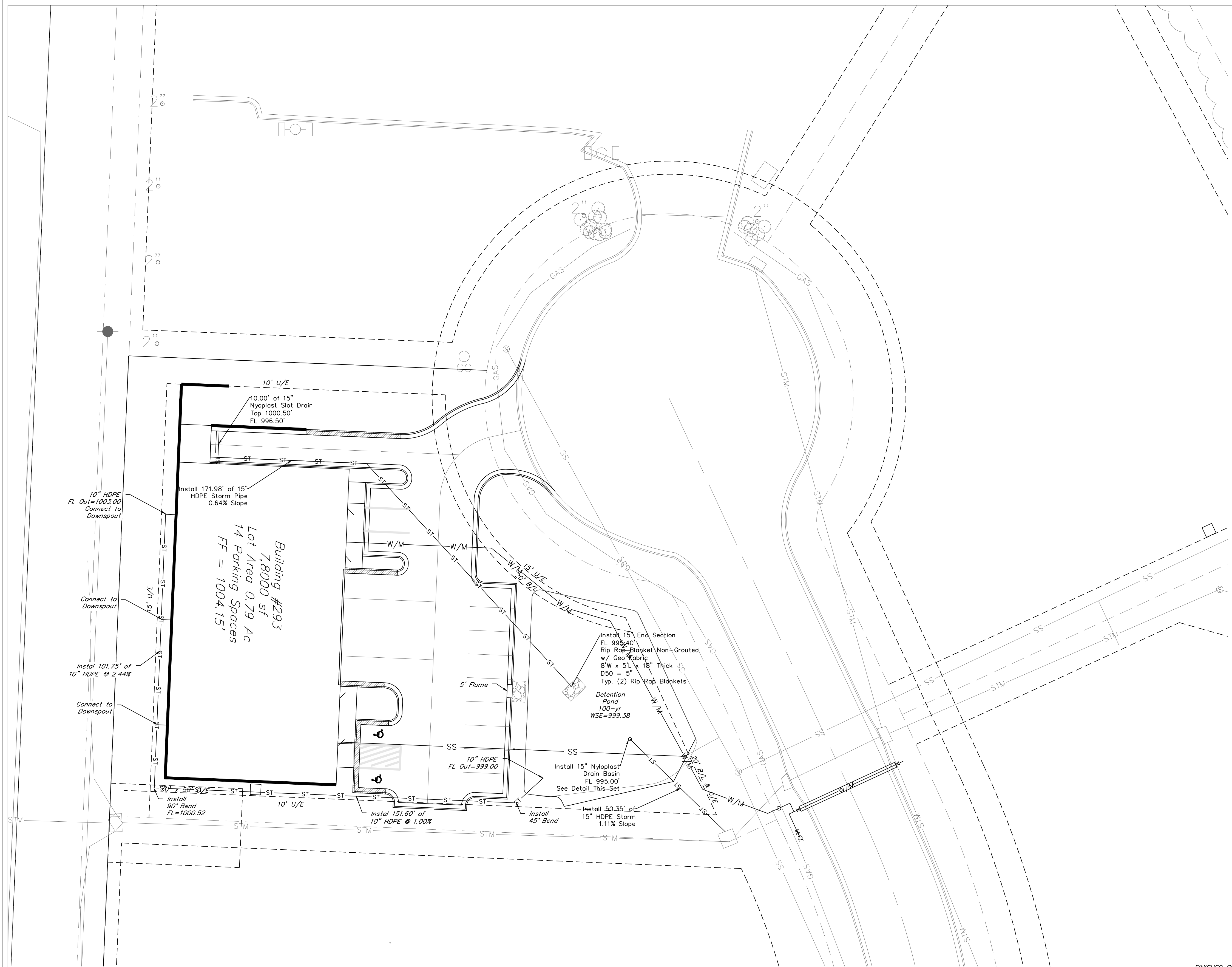
REVISIONS

REV 10-04-18
REV 10-25-18
REV 11-09-18



ROOF DRAIN PLAN

SCALE: 1" = 20'



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500019-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

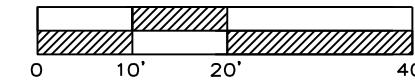
Project: Newberry Landings, Jackson County, Missouri
Issue Date: March 12, 2018

ROOF DRAIN PLAN
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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KS PE 19071
OK PE 25226

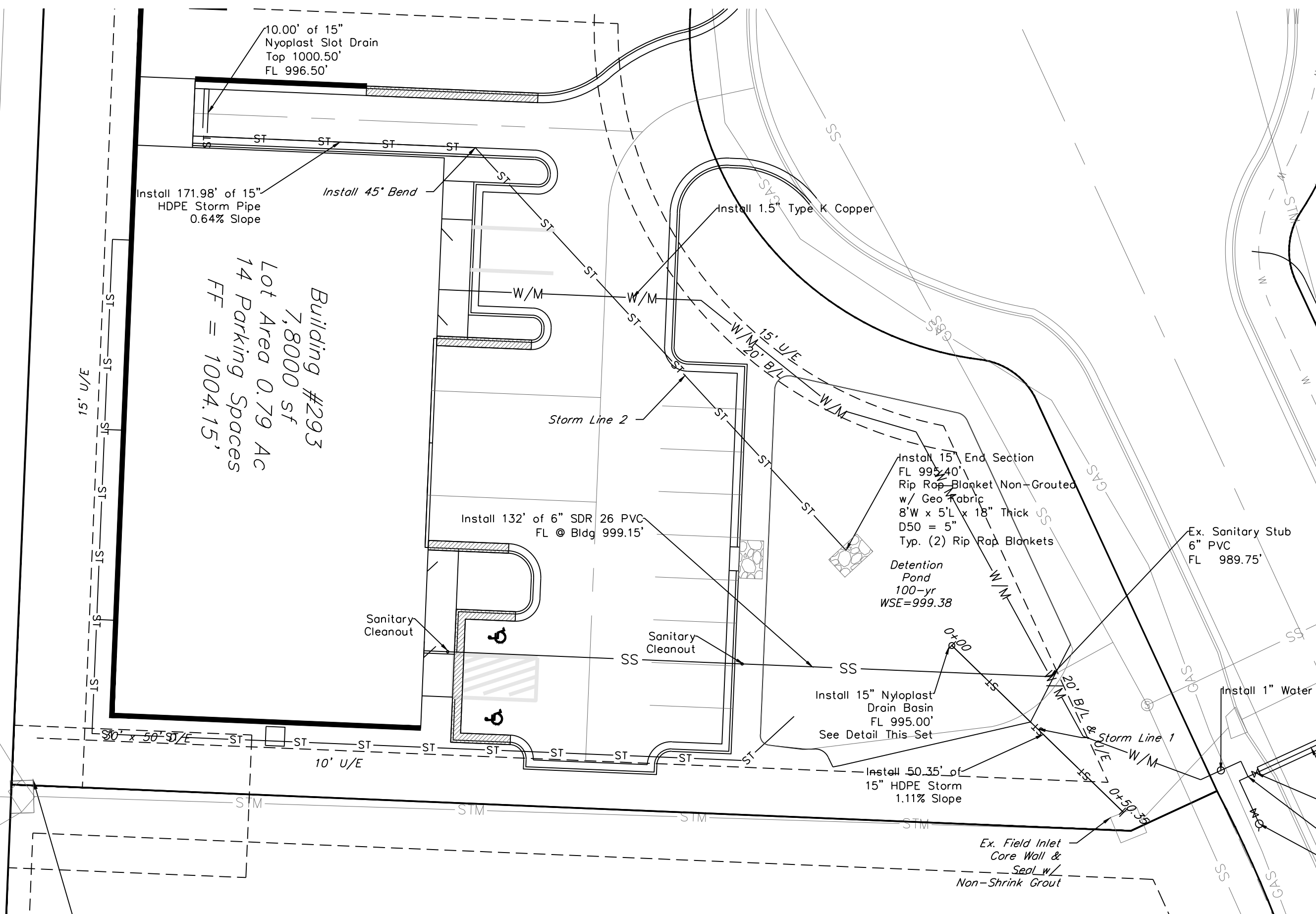
REVISIONS

REV 10-04-18
REV 10-25-18
REV 11-09-18

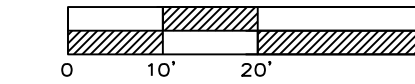
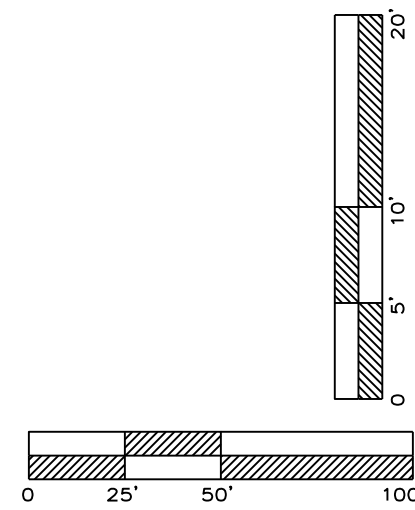
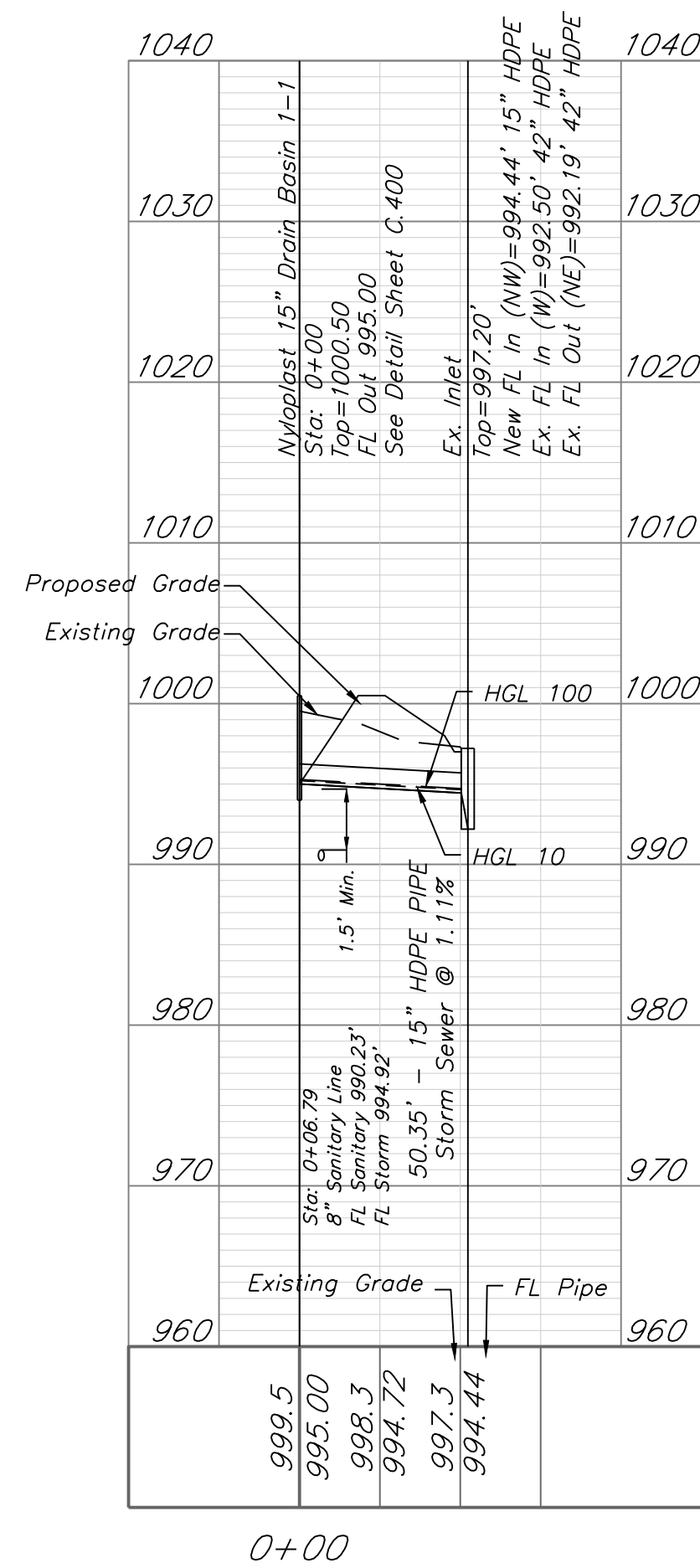


STORM SEWER PLAN

SCALE: 1" = 20'

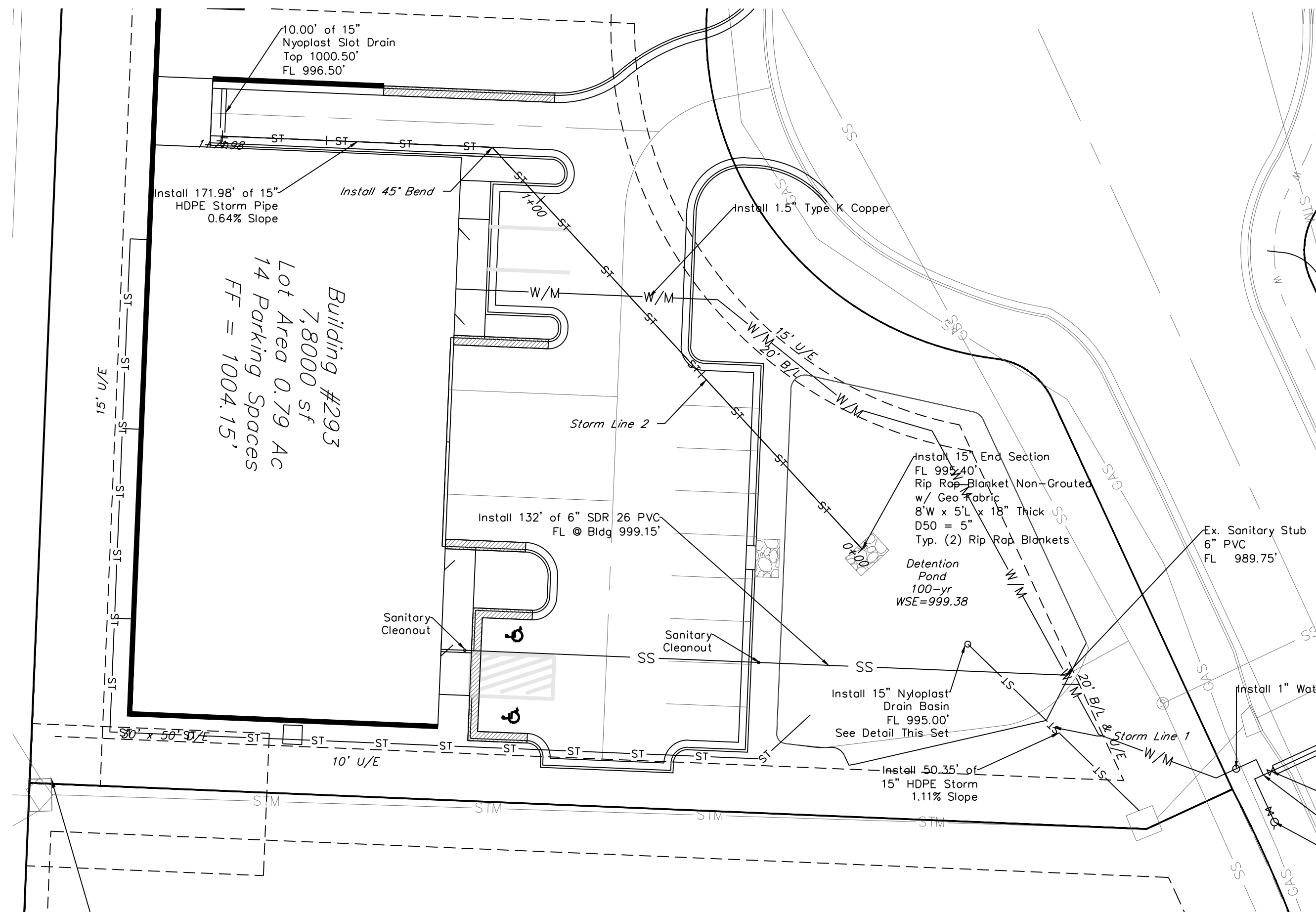


STORM LINE 1

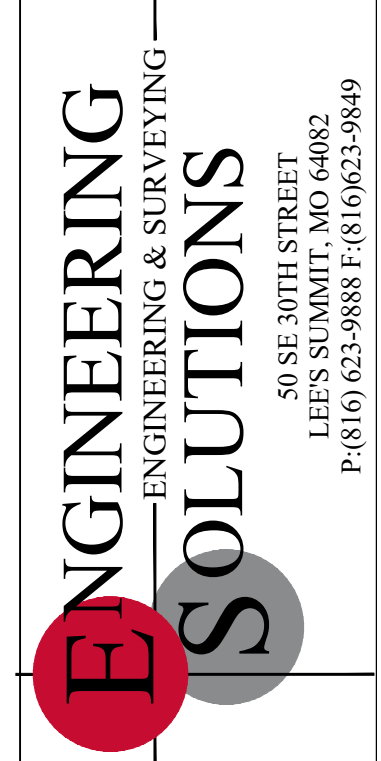
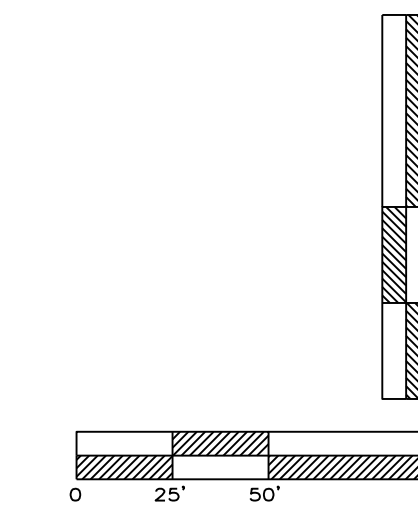
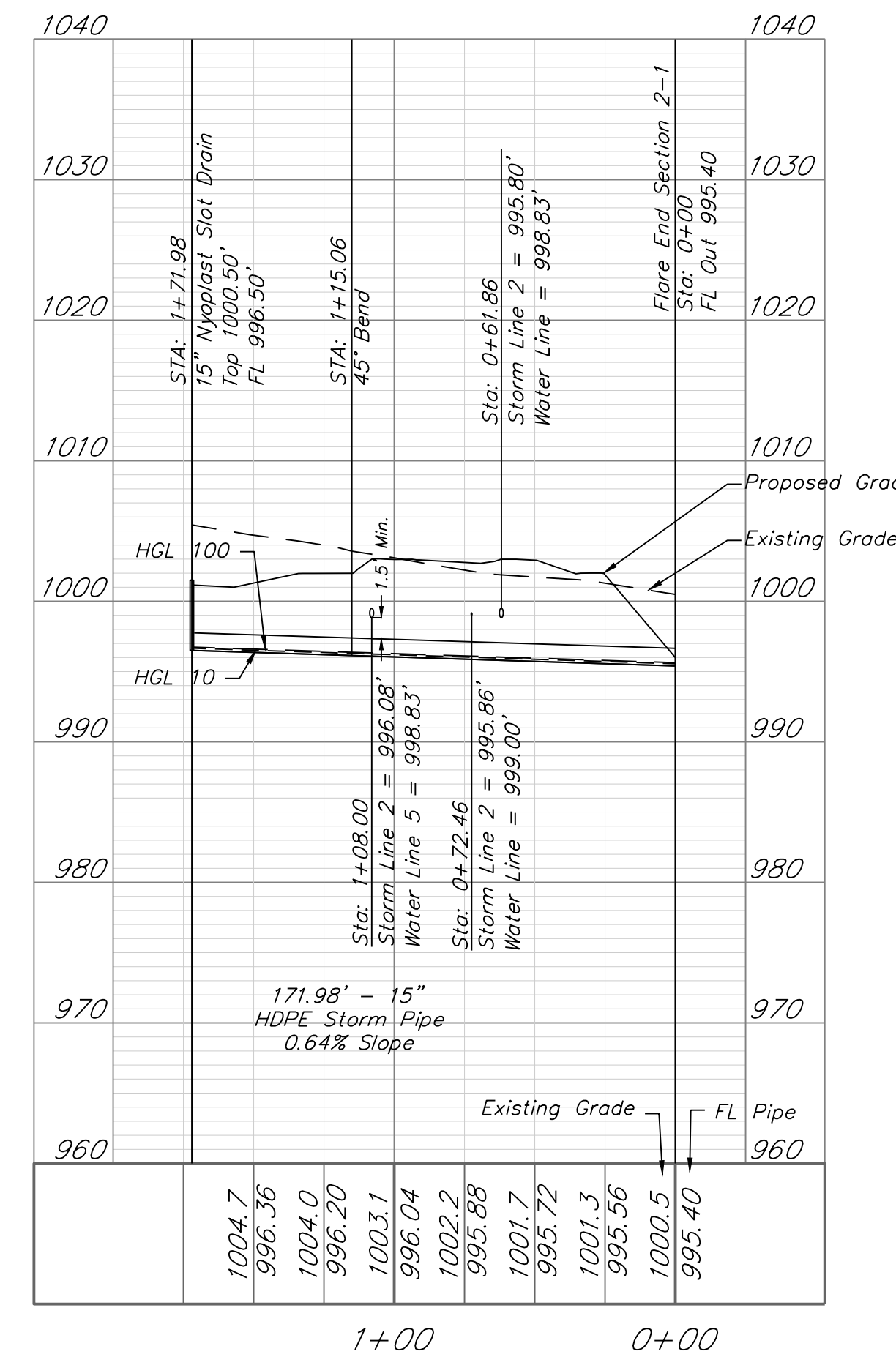


STORM SEWER PLAN

SCALE: 1" = 20'



STORM LINE 2



Professional Registration
 Missouri
 Engineering 2005002185-D
 Surveying 200500019-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 62-54
 Nebraska
 Engineering CA2821

Project:
 NEWBERRY
 LANDING, LINO
 Issue Date:
 March 12, 2018

Project:
 Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

STORM SEWER PLAN
 Construction Plans for:
 Lot 293, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS

REV 10-04-18
 REV 10-25-18
 REV 11-09-18

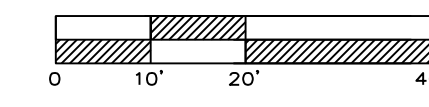
PHILLIPS REIS LLC
NEWBERRY LANDINGS FIRST PLAT---LOT 292
ZONED: PI
LAND USE: Unimproved Commercial Land

CASE ENTERPRISE LLC
NEWBERRY LANDINGS FIRST PLAT---LOT 295
ZONED: PI
LAND USE: Unimproved Commercial Land

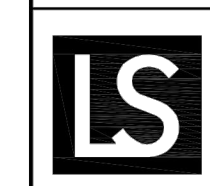
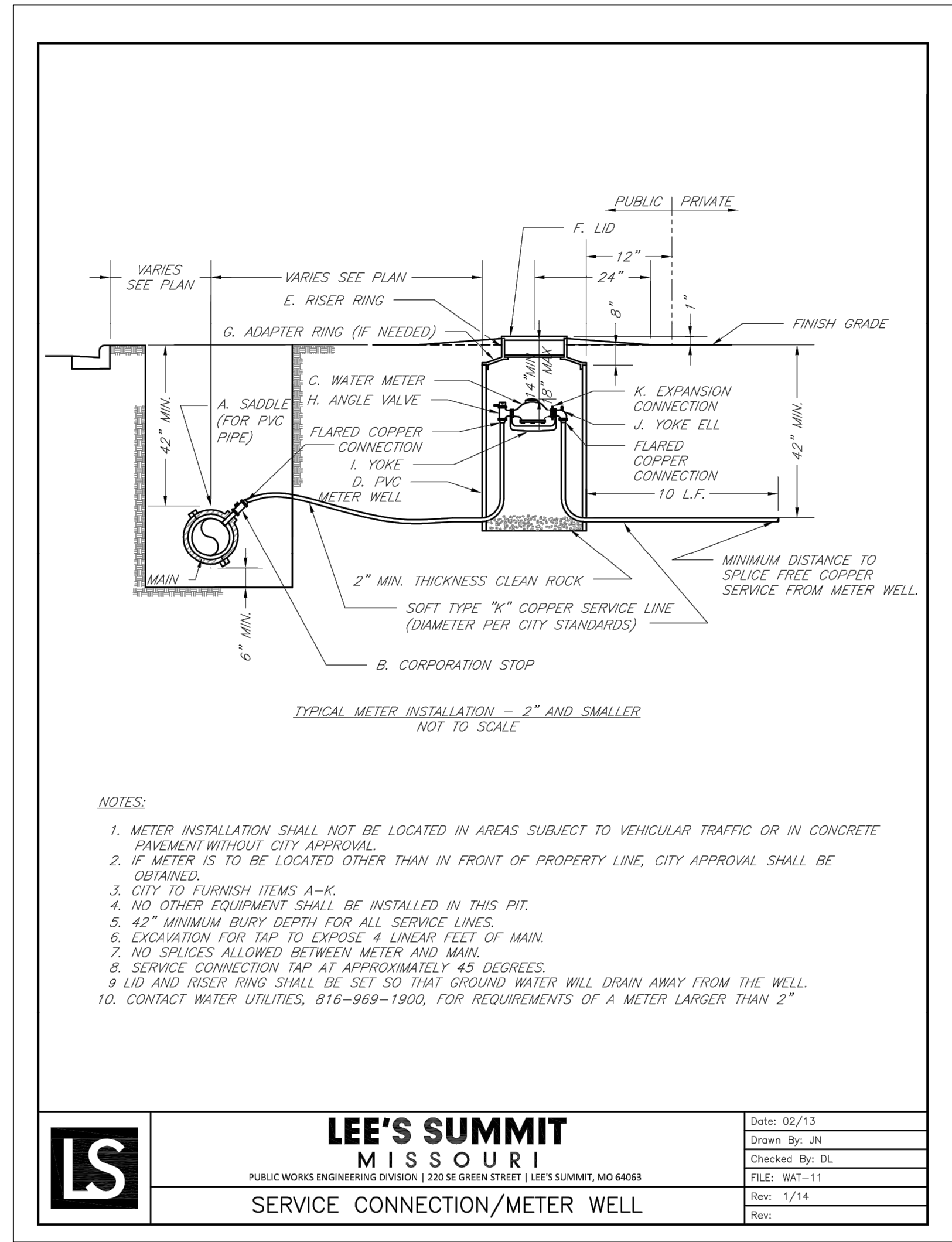
Building #293
7,800 sf
Lot Area 0.79 Ac
14 Parking Spaces
FF = 1004.15'

CHOYCE LLC
NEWBERRY LANDINGS FIRST PLAT---LOT 294
ZONED: PI
LAND USE: Unimproved Commercial Land

Building #294-B
11,375 sf
Lot Area 1.10 Ac
26 Parking Spaces



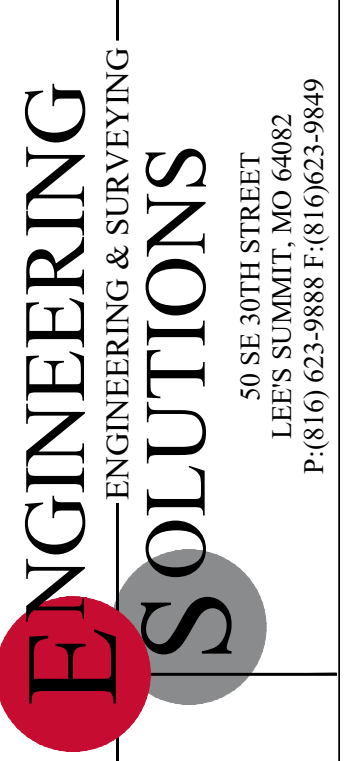
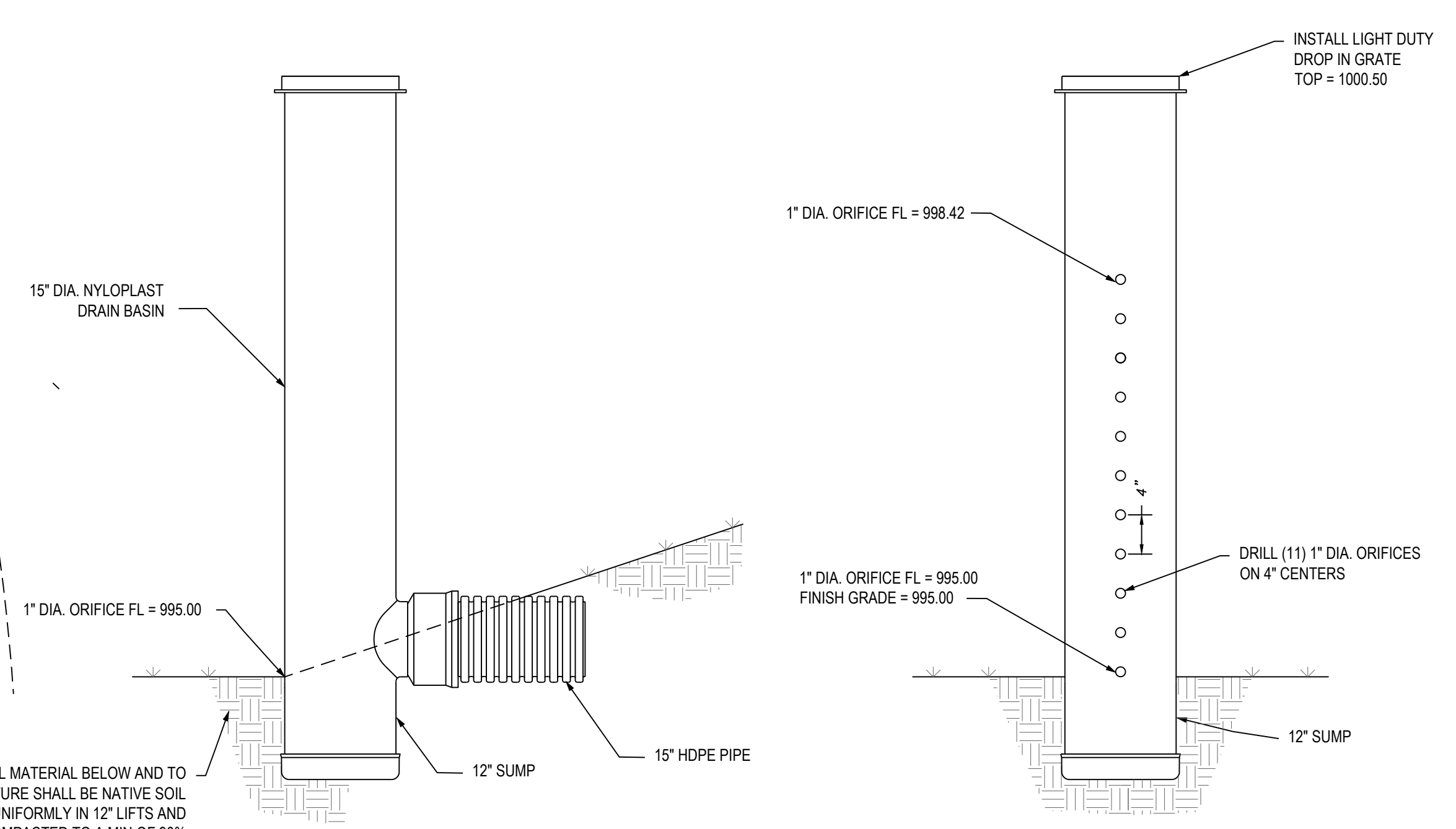
UTILITY PLAN GENERAL LAYOUT
SCALE: 1" = 20'



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	WAT-11
Rev:	1/14
Rev:	

SERVICE CONNECTION/METER WELL



Professional Registration
Missouri
Engineering 200502188-D
Surveying 200508189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

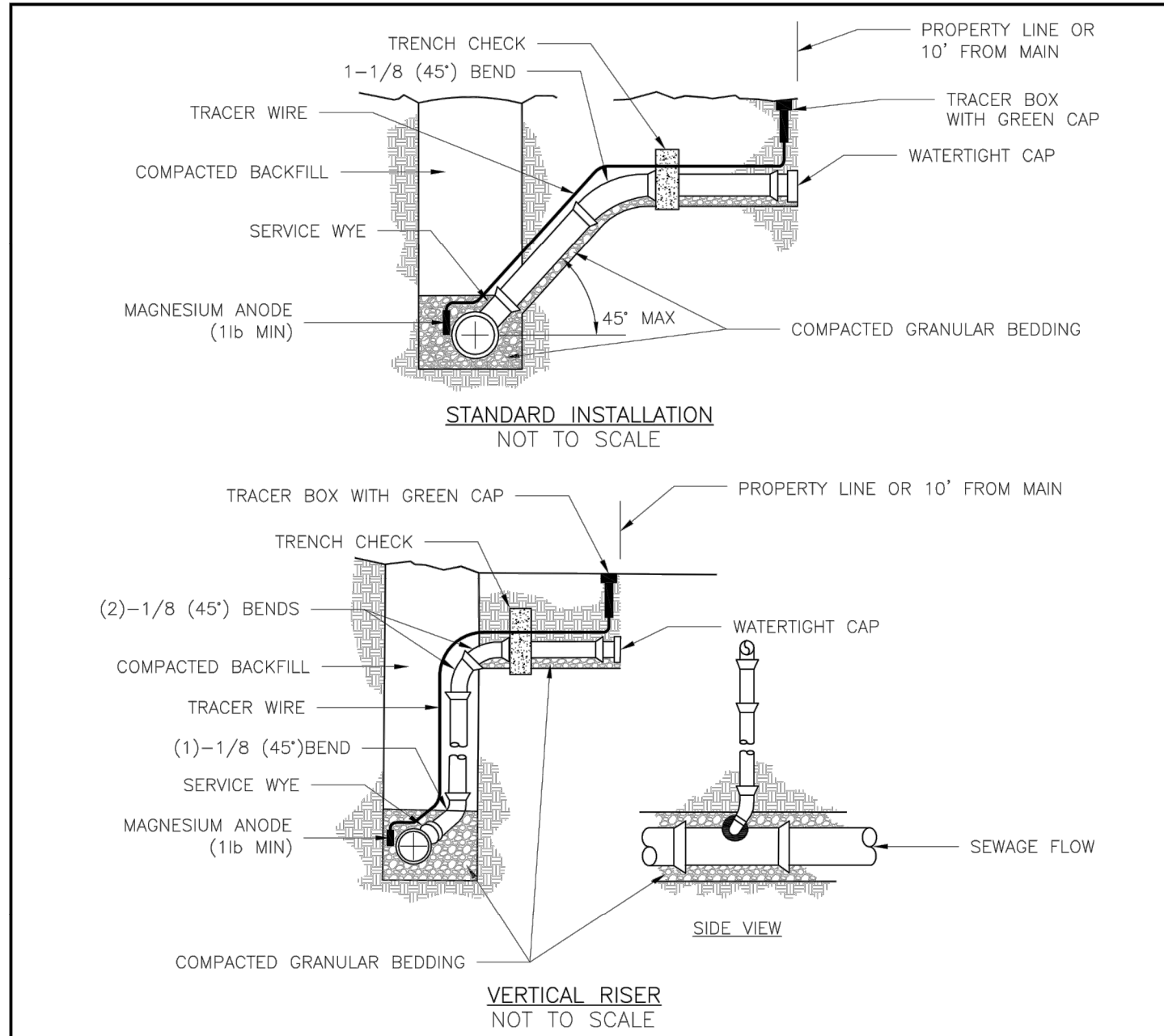
Project:
NEWBERRY LANDINGS, LSNMO
Issue Date:
March 12, 2018

UTILITY PLAN GENERAL LAYOUT
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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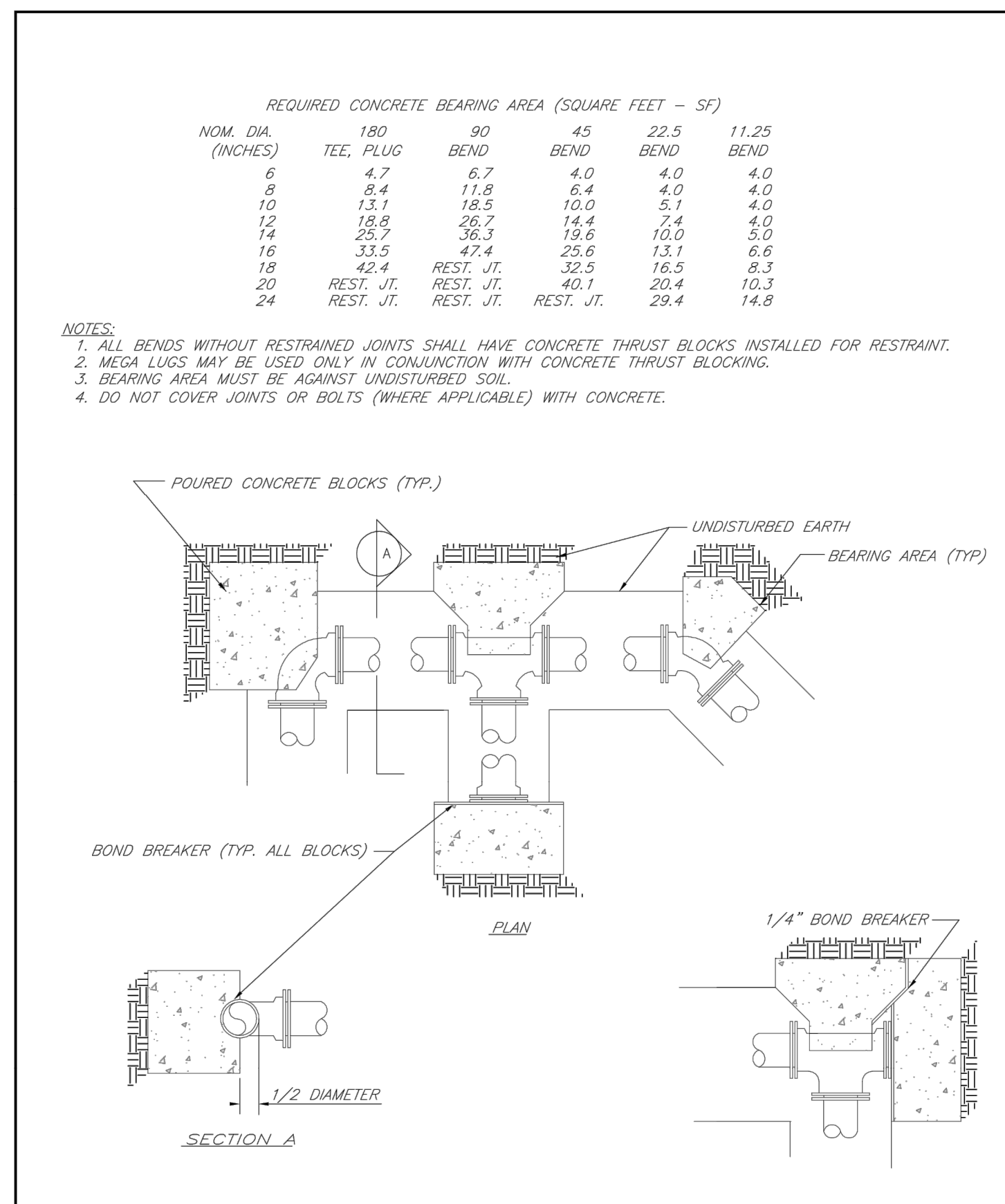


NOTES:

- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
- IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
- TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
- SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
- #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
- FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
- TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
- THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

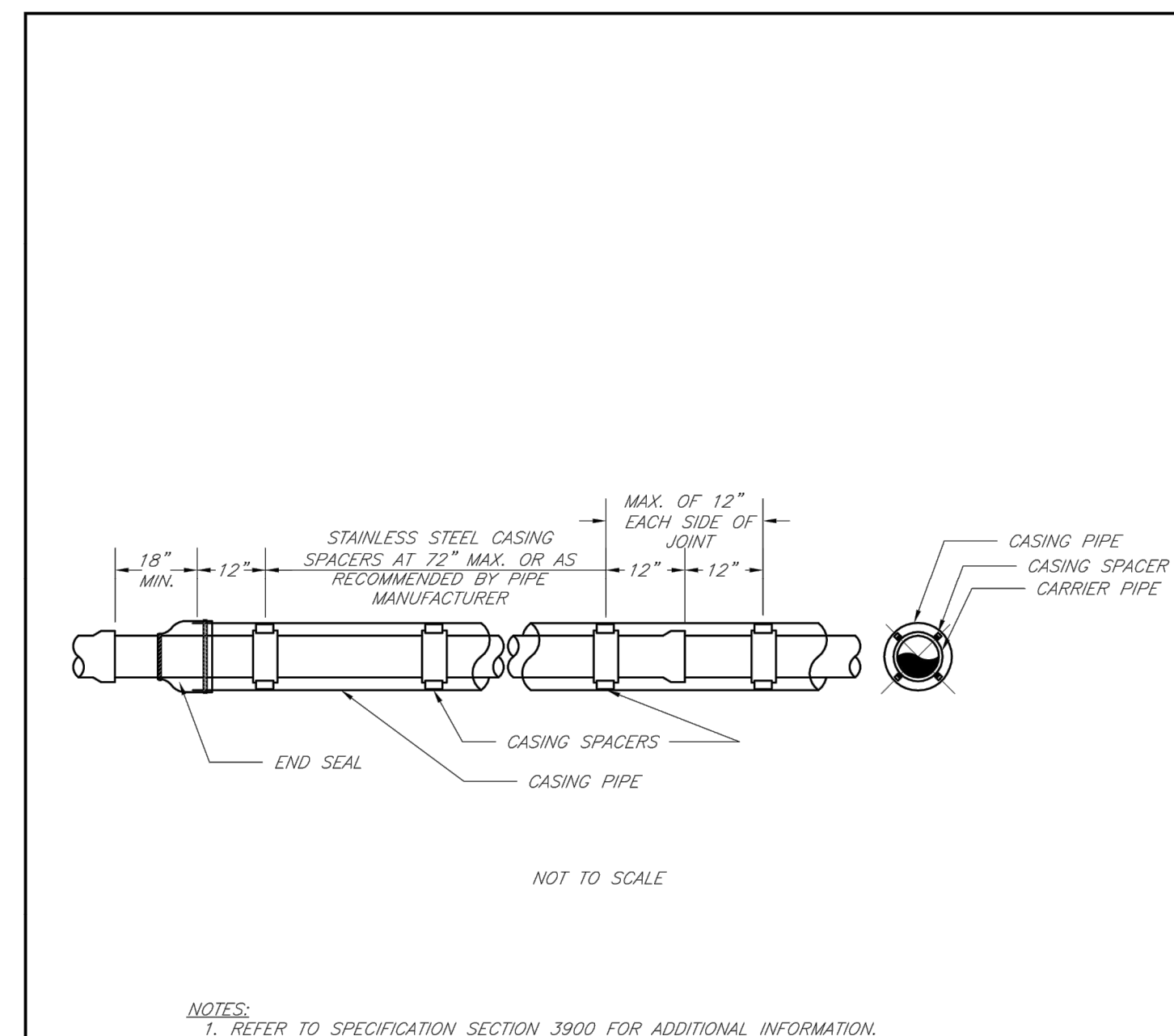
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER

Date: 02/13
 Drawn By: SC
 Checked By: DL
 FILE: SAN-1
 Rev: 10/15
 Rev: 12/15



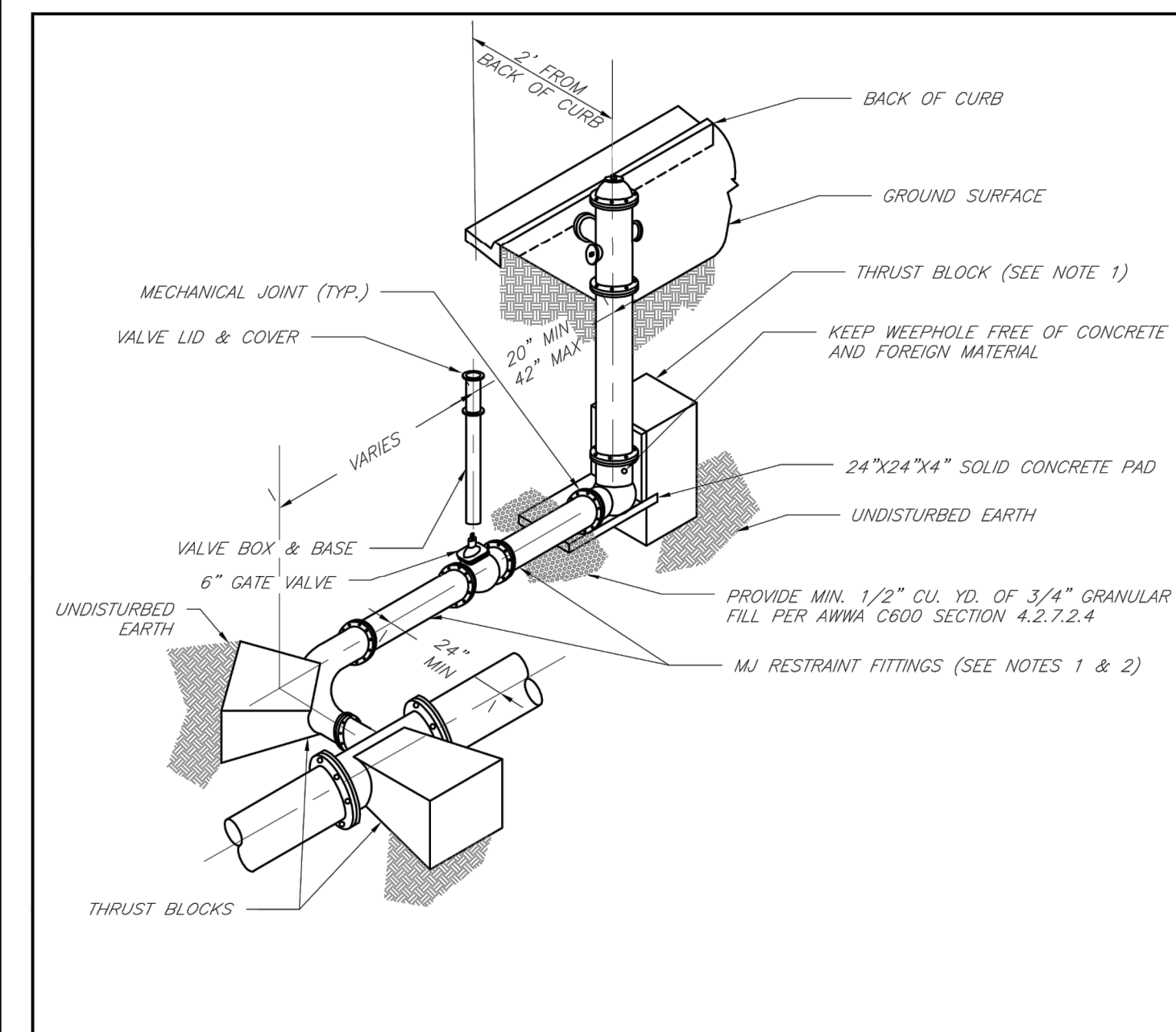
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HORIZONTAL THRUST BLOCKS

Date: 02/13
 Drawn By: JH
 Checked By: DL
 FILE: WAT-1
 Rev: 1/14
 Rev:



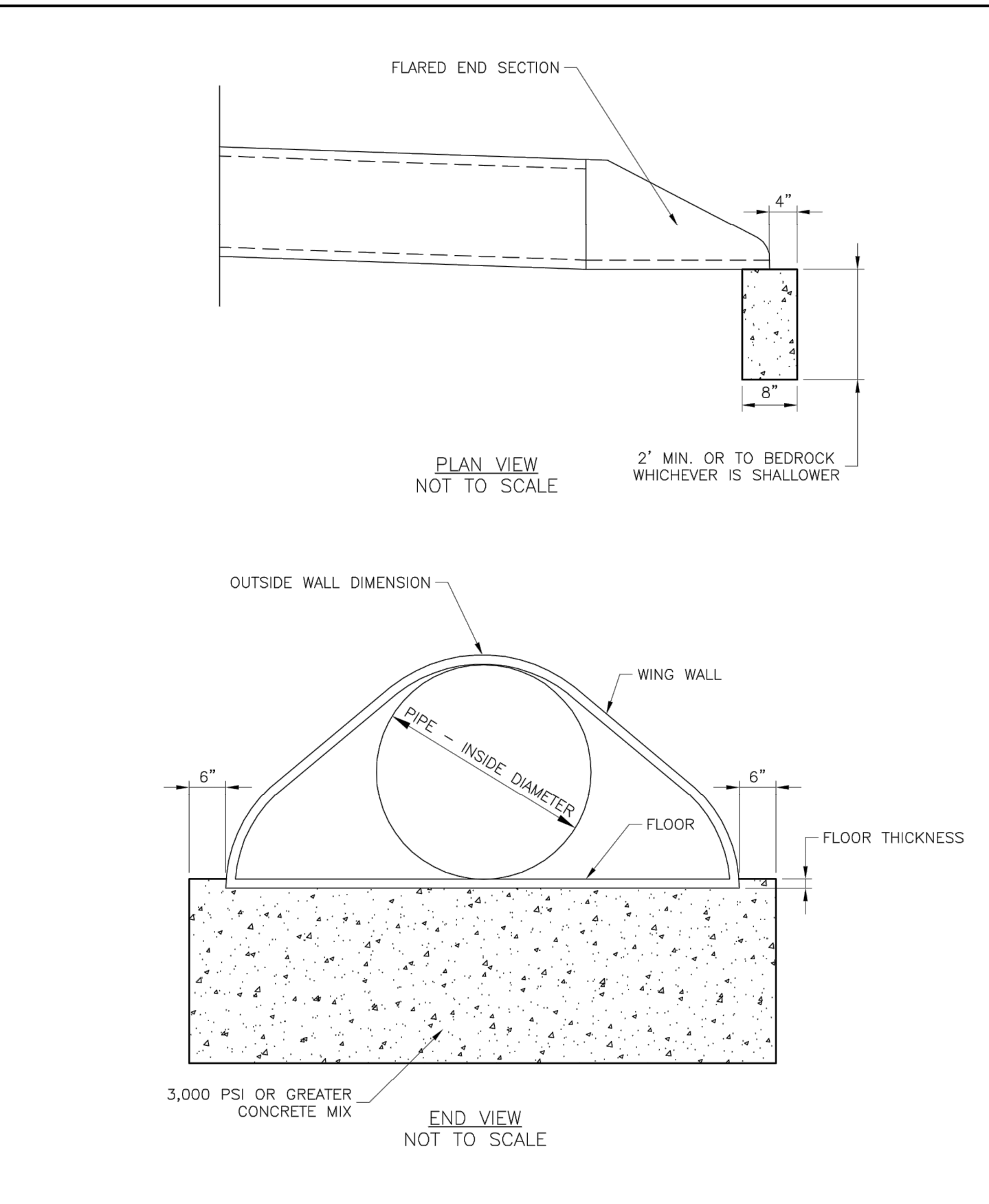
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
WATER CASING PIPE DETAIL

Date: 02/13
 Drawn By: JH
 Checked By: DL
 FILE: WAT-3
 Rev: 1/14
 Rev:



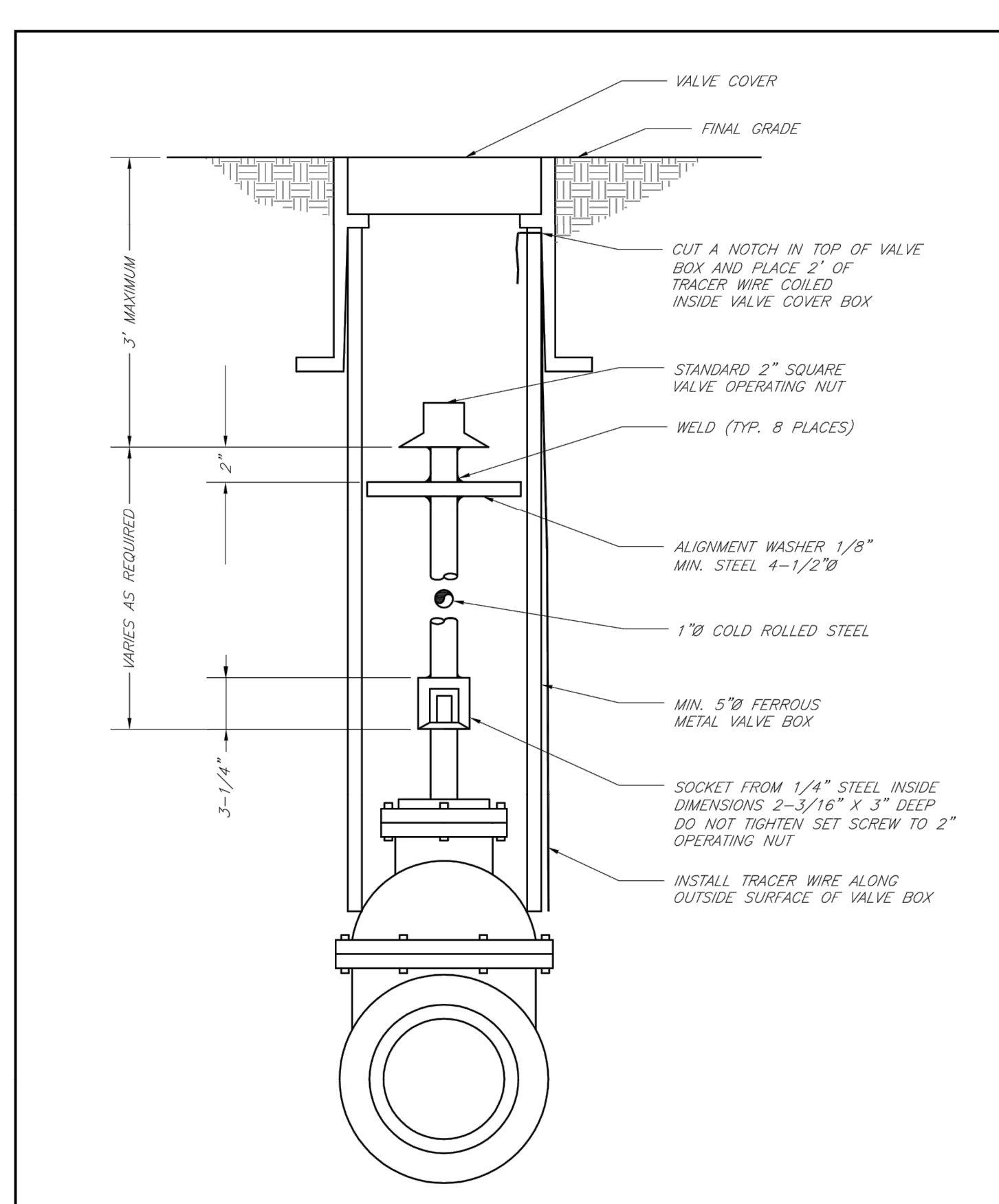
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HYDRANT WITH 90 DEGREE BEND

Date: 02/13
 Drawn By: JH
 Checked By: DL
 FILE: WAT-8
 Rev: 1/14
 Rev:



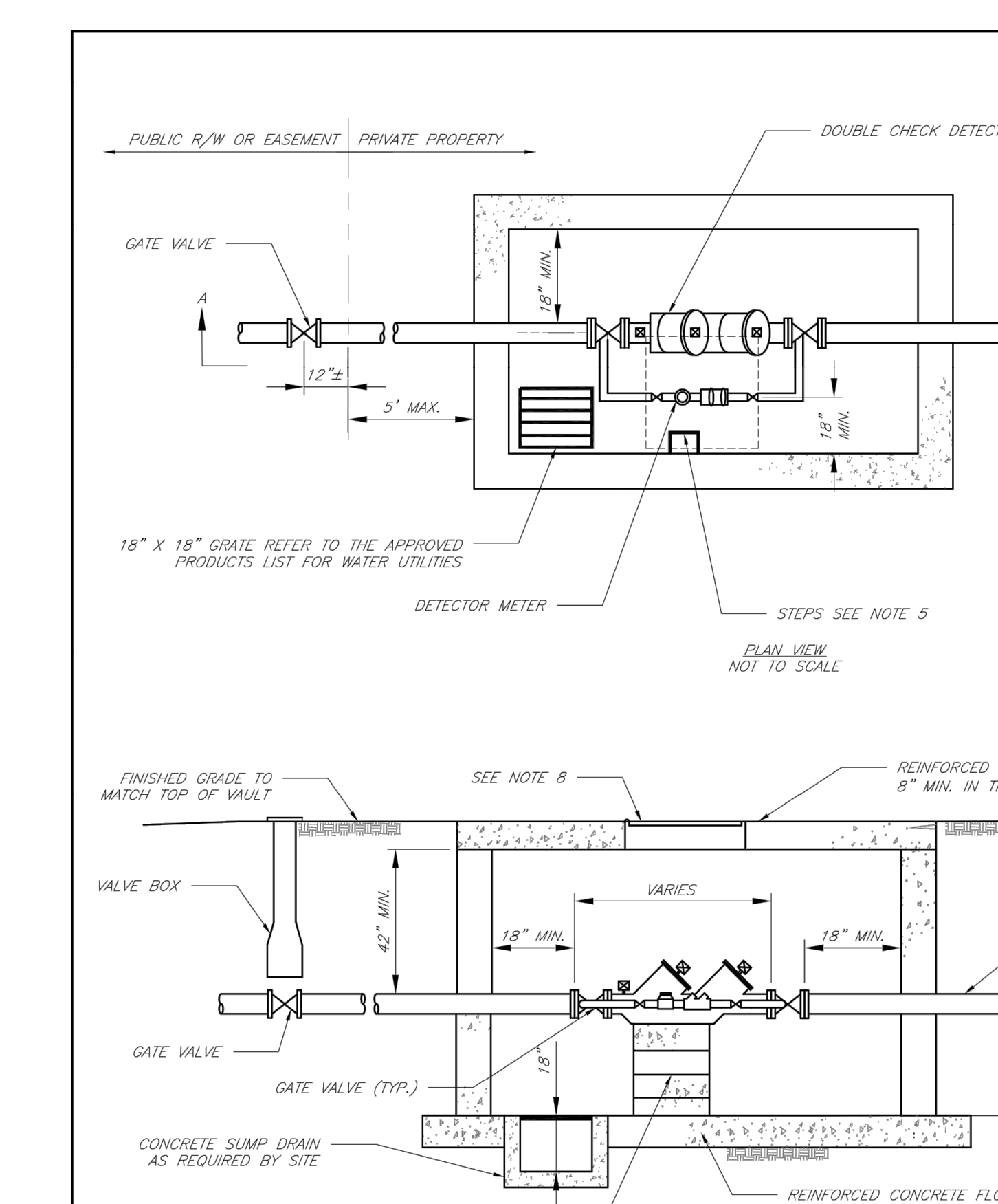
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 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
FLARED END SECTION SUPPORT DETAIL

Date: 04/17
 Drawn By: MIF
 Checked By: DL
STM-5



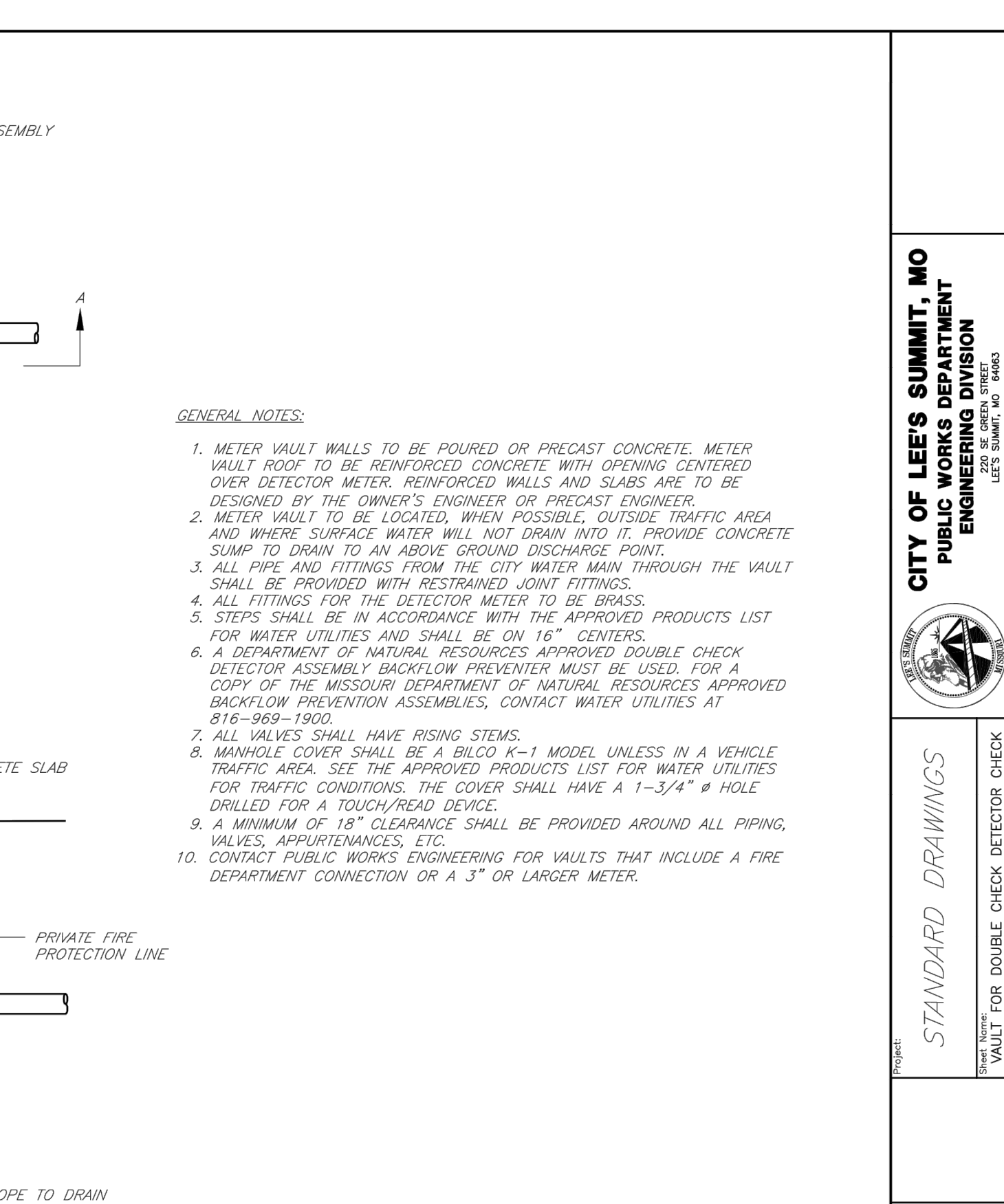
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VALVE STEM EXTENSION AND VALVE BOX

Date: 02/13
 Drawn By: JH
 Checked By: DL
 FILE: WAT-9
 Rev: 1/14
 Rev:



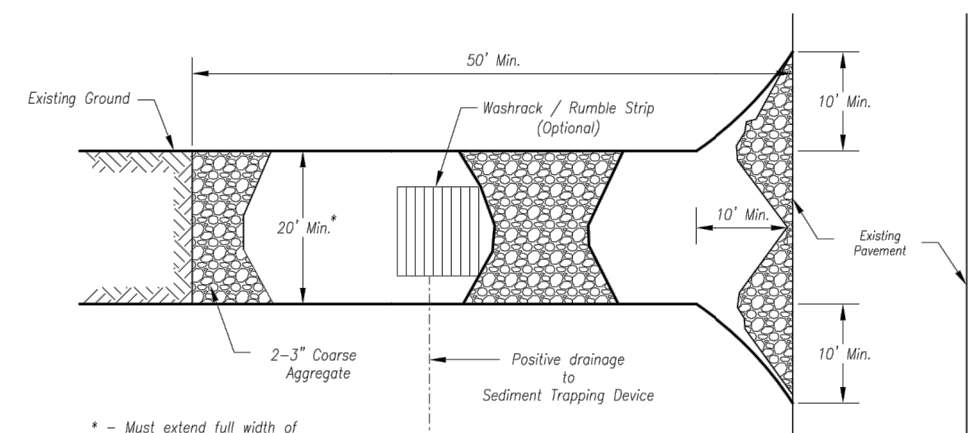
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
DOUBLE CHECK DETECTOR ASSEMBLY

Date: 02/13
 Drawn By: JH
 Checked By: DL
 FILE: WAT-9
 Rev: 1/14
 Rev:

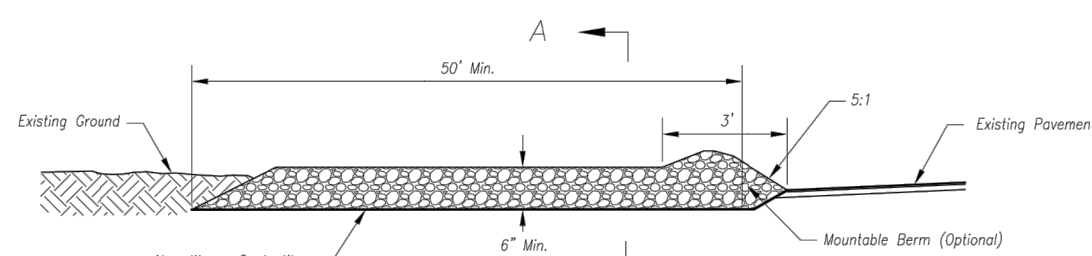


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD DRAWINGS

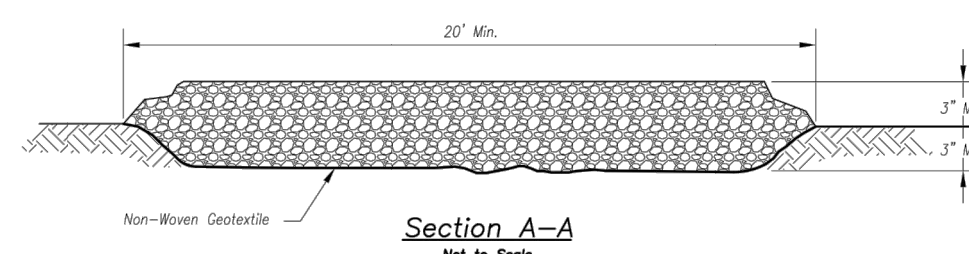
Date: 02/13
 Drawn By: JH
 Checked By: DL
 FILE: WAT-12
 Rev:



Plan View
Not to Scale



Side Elevation
Not to Scale



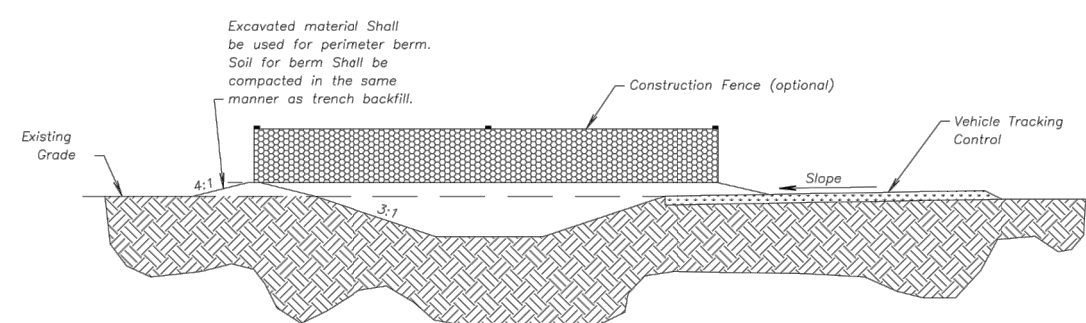
Section A-A
Not to Scale

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking mat shall be placed over the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and whenever it is necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump trucks.
- A composite impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted sand and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION

 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-01
 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control, Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

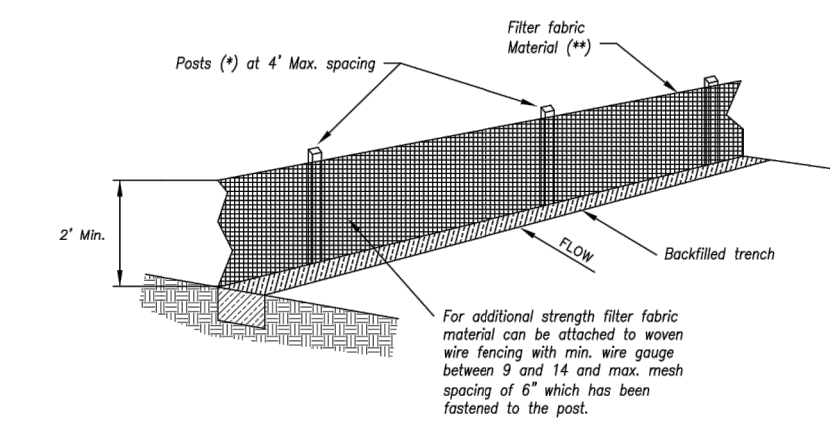
Notes for Construction Entrance:

- Avoid locating on steep slopes, at curves on public roads, or overalls of distressed areas.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 30:1 side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE



- (*) POSTS
- MIN. LENGTH 4'
 - W/ROUND 1 1/2" x 1 1/2"
 - NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"
 - STEEL 1.33 LB/FT

(*) - Geotextile Fabric shall meet the requirements of ASTM D 4753

SILT FENCE DETAILS

Not to Scale

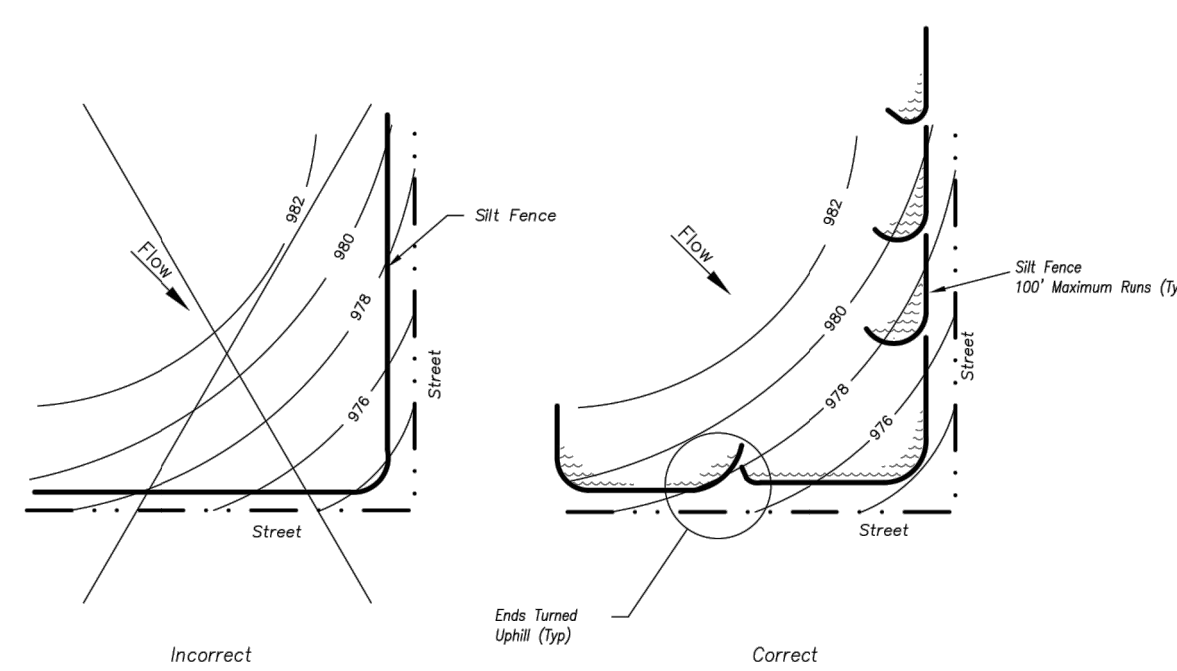
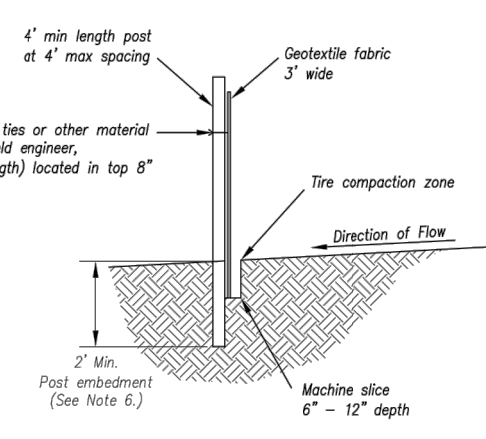


Figure A

SILT FENCE LAYOUT

Not to Scale

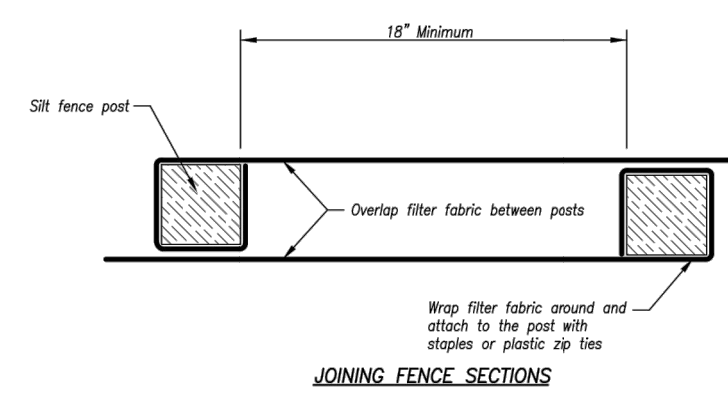


Notes:

- In order to contain water, the ends of the silt fence must be turned up (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Tracing will only be allowed for small or difficult installation, where staking machine cannot be reasonably used.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.



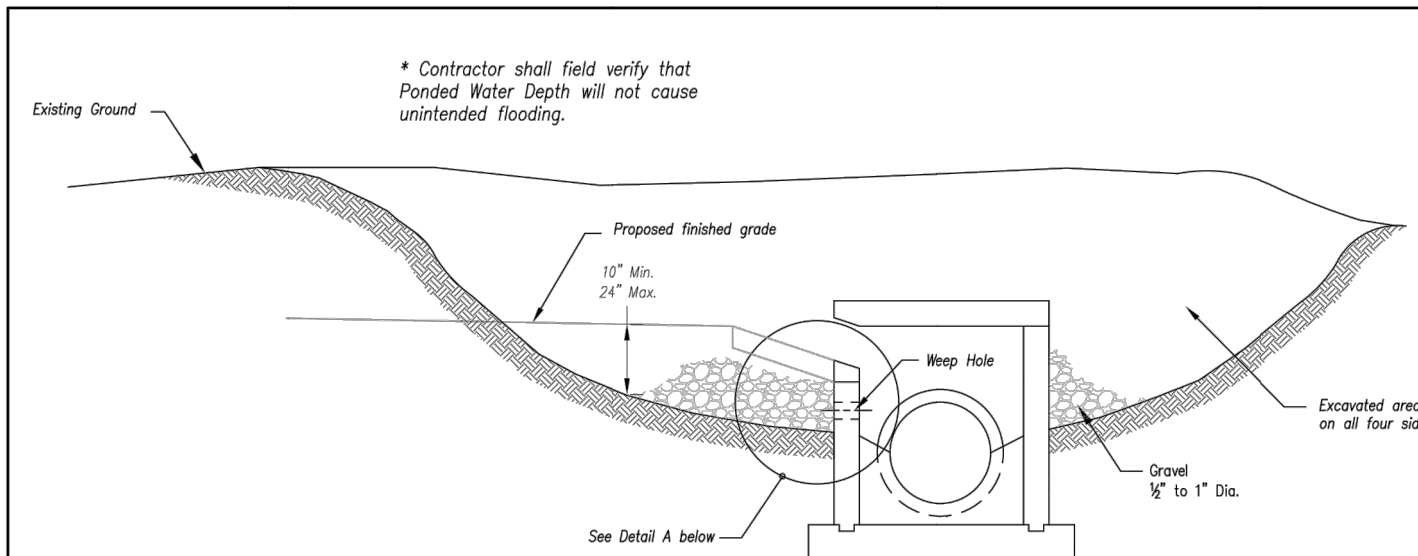
JOINING FENCE SECTIONS

Not to Scale

AMERICAN PUBLIC WORKS ASSOCIATION

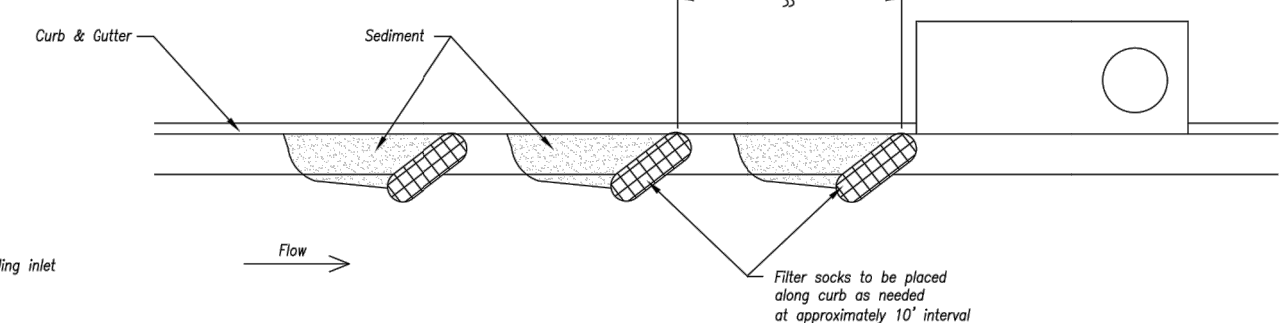
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-03
 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

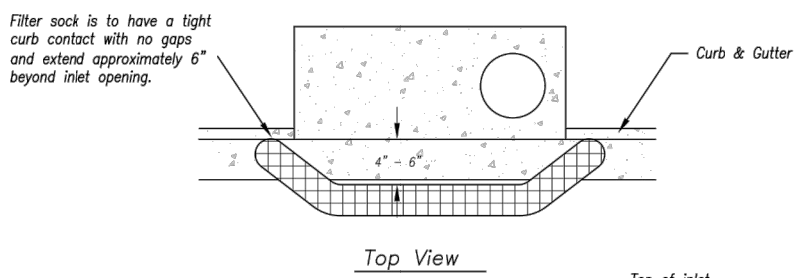


Detail A

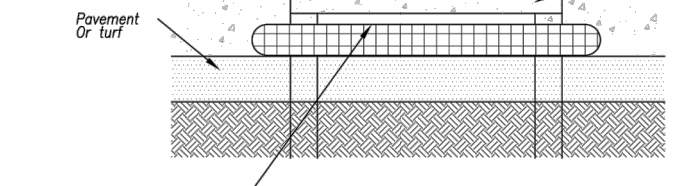
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)



On Grade Curb Inlet Protection



Top View



Front View

Sump Inlet Sediment Filter

Notes:

- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
- When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 25%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION

 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-06
 ADOPTED: 10/24/2016

CURB INLET PROTECTION

Professional Registration
 Missouri
 Engineering E-1695
 Surveying 2005001865-D
 Kansas
 Surveying LS-218
 Oklahoma
 Engineering 62-54
 Nebraska
 Engineering CA2821

Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

Project:
 NEWBERRY LANDING, LINO
 Issue Date:
 March 12, 2018

Standard Details
 Construction Plans for:
 Lot 293, Newberry Landings First Plat
 Lee's Summit, Jackson County, Missouri

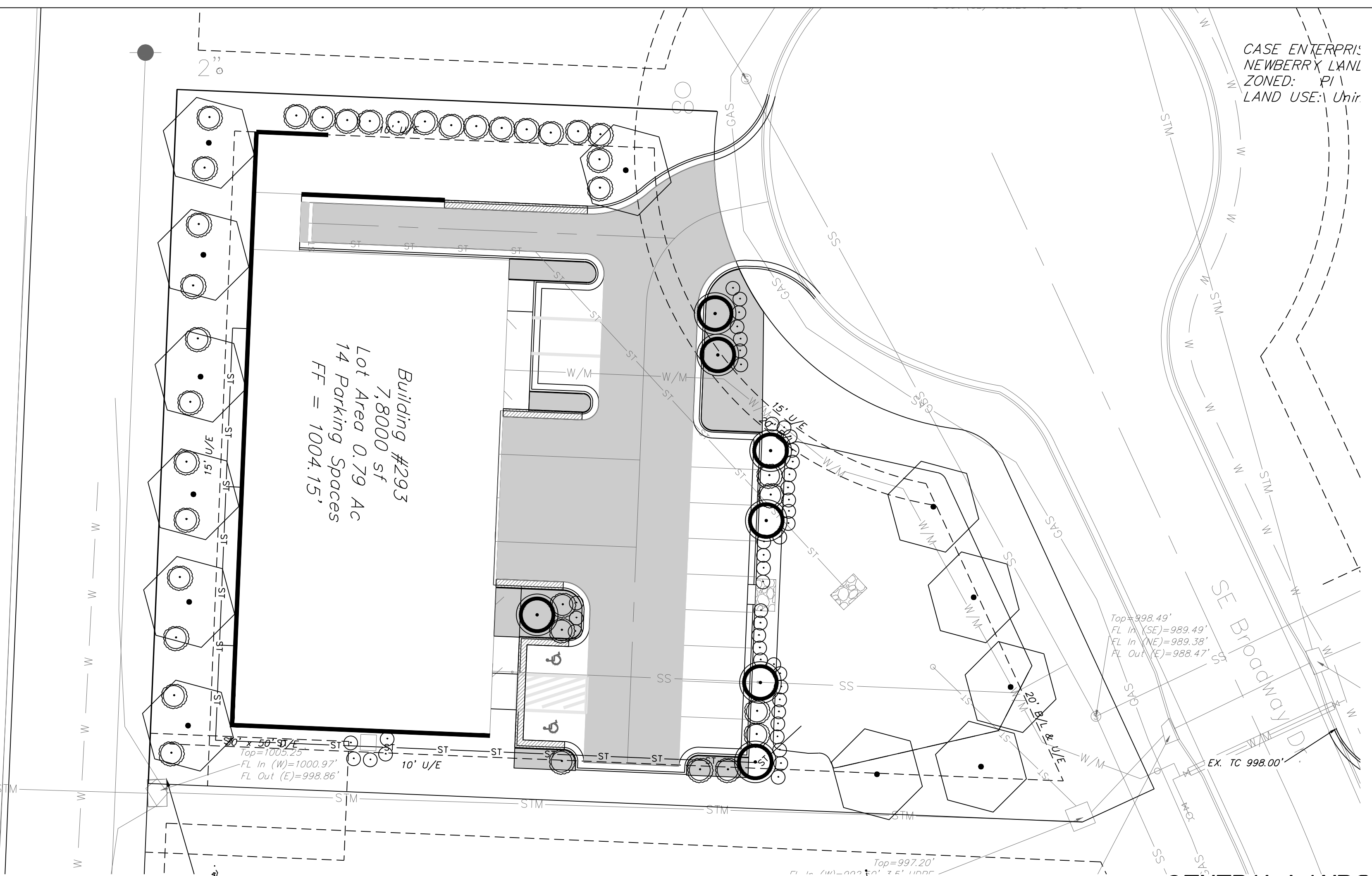
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 MO PE 2006019708
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 OK PE 25226

REVISIONS

REV 10-04-18
REV 10-25-18
REV 11-09-18



CASE ENTERPRISE
NEWBERRY LANE
ZONED: P1
LAND USE: Uhir



LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SE Broadway Drive)	1 tree per 30 feet of street frontage	217 ft. of street frontage /30= 7 trees required	7 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Broadway Drive)	1 shrub per 20 feet of street frontage	217 ft. of street frontage /20= 11 shrubs required	11 shrubs provided
14.090.A.1 Street Frontage Trees (SE Hamblen Road)	1 tree per 30 feet of street frontage	175 ft. of street frontage /30= 6 trees required	6 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Hamblen Road)	1 shrub per 20 feet of street frontage	175 ft. of street frontage /20= 9 shrubs required	9 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint	34,200 sq. ft. of total lot area minus 7,800 sq. ft. of bldg. footprint= 26,400 sq. ft. /5,000 x 2 = 7 shrubs	11 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building footprint	34,200 sq. ft. of total lot area minus 7,800 sq. ft. of bldg. & parking= 26,400 sq. ft. /5,000 = 6 trees	6 Required 0 Existing 6 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	17,015 sq. ft. of parking area x .05 = 850 sq. ft. of landscape parking lot islands required	1,147 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	217 linear feet/40 x 12 65 shrubs required.	65 shrubs provided

*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

GENERAL LANDSCAPE NOTES:
PLANT MATERIAL

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND 2601-2004.
- SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUND FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- QUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

- ALL LAWN AREAS TO BE SOODED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:
 - TURF-TYPE TALL FESCUE 90%
 - KENTUCKY BLUEGRASS 10%

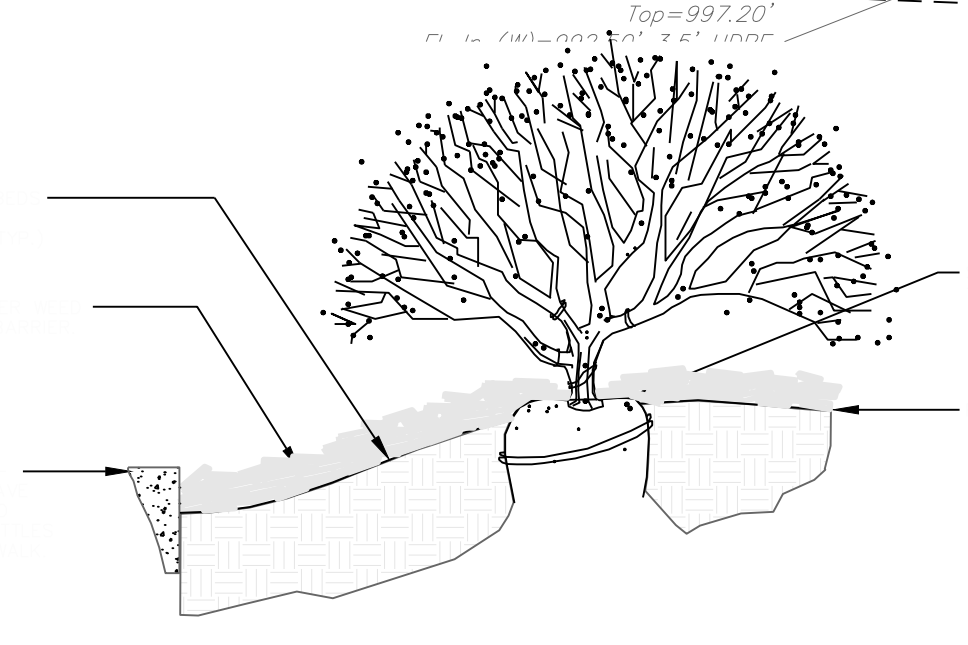
INSTALLATION

- THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.
- ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM. ASTM D5268.
- PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
- REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
- ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
- CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
- DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
- THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REGD INSPECTIONS BY LEGAL AUTHORITIES.
- PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

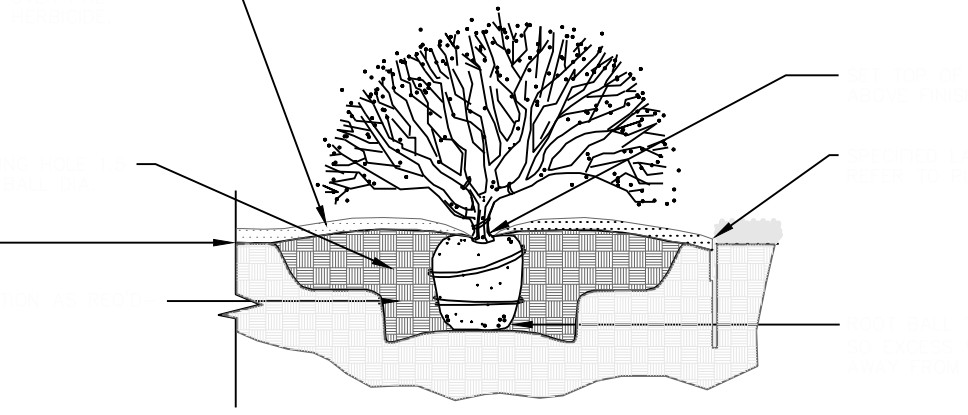
MAINTENANCE BY OWNER

- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
- MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
- NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

3 SIDEWALK EDGE AT PLANT BED NTS



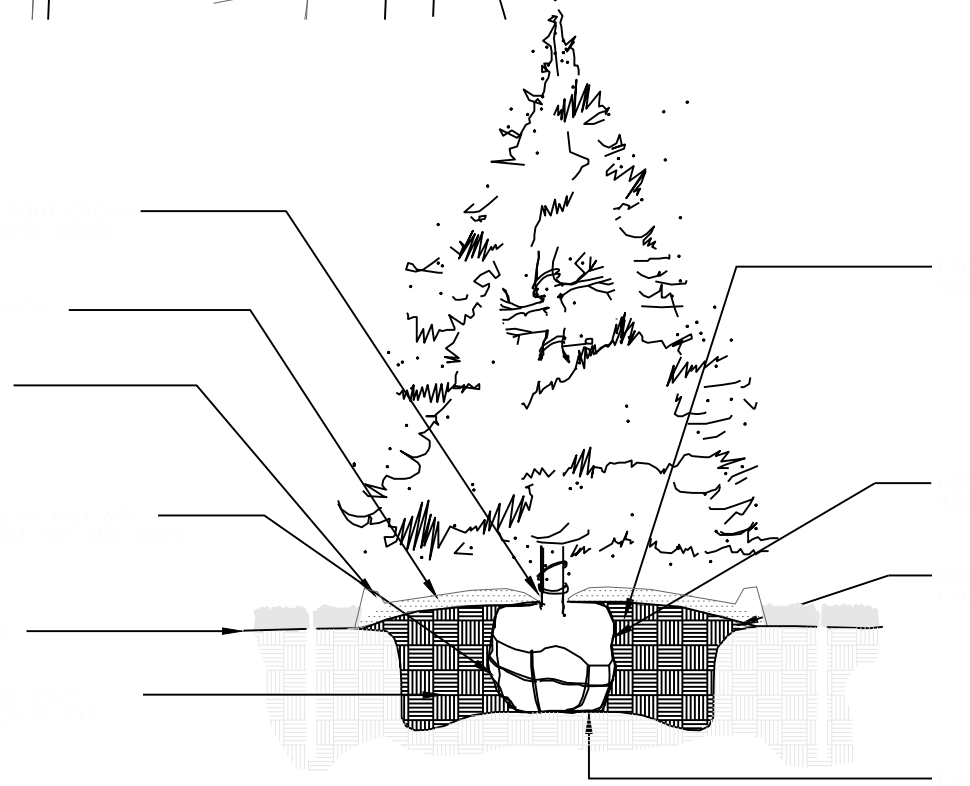
4 SHRUB PLANTING NTS



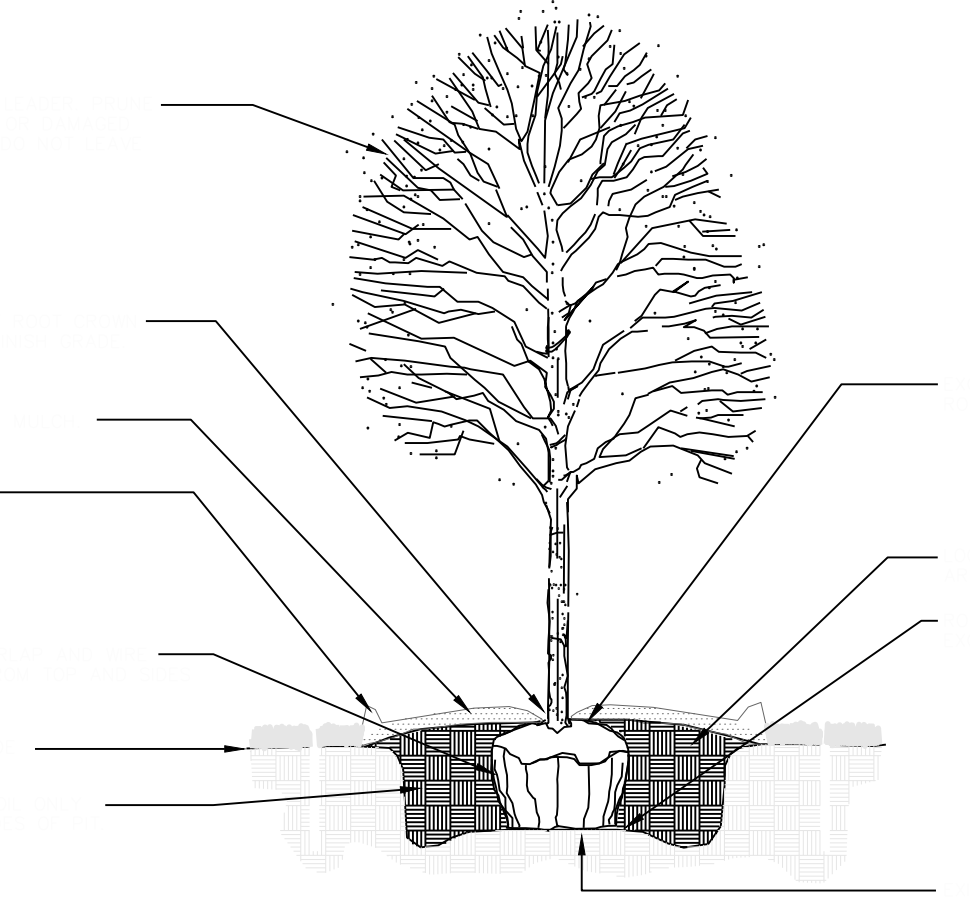
PLANTING SCHEDULE:
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
	12	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
	38	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
	45	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
	7	RB	OKLAHOMA REDBUD CERCIS RENIPORMIS "OKLAHOMA"	3.0" CAL

1 EVERGREEN TREE PLANTING NTS



2 DECIDUOUS TREE PLANTING NTS



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005081919-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Issue Date:
March 12, 2018

LANDSCAPE PLAN
Construction Plans for:
Lot 293, Newberry Landings First Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

REV 10-04-18
REV 11-25-18
REV 11-09-18