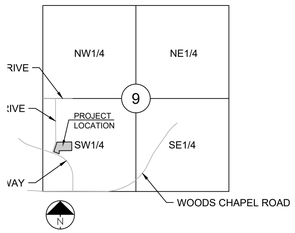
FINAL DEVELOPMENT PLANS
FOR
LAKEWOOD BUSINESS PARK - LOT 35

IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

LEGEND:

A/E	-	ACCESS EASEMENT
BC	-	BACK OF CURB
B/B	-	BACK TO BACK
BM	-	BENCHMARK
BL or B.L.	-	BUILDING LINE
CO	-	CLEANOUT
TJB	-	TELEPHONE JUNCTION BOX
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
E/E	-	ELECTRICAL EASEMENT
EL	-	ELEVATION
FL	-	FLOW LINE
G/E	-	GAS LINE EASEMENT
HDPE	-	HIGH-DENSITY POLYETHYLENE
L/E	-	LANDSCAPE EASEMENT
MSFE	-	MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	-	POLYVINYL CHLORIDE
P/L	-	PROPERTY LINE
PUB/E	-	PUBLIC EASEMENT
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L — PROPERTY LINES
ROW — RIGHT-OF-WAY
SANITARY SEWER MAIN
SANITARY SEWER MAIN - EXIST.
STO — STORM SEWER
STORM SEWER - EXISTING
CATV — CABLE TV - EXISTING
FOC — FIBER OPTIC CABLE - EXISTING
T — TELEPHONE LINE - EXIST.
E — ELECTRIC LINE - EXISTING
OHP — OVERHEAD POWER LINE - EXIST.
UGE — UNDERGROUND ELECTRIC - EX.
G — GAS LINE - EXISTING
W — WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CO — CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI — EXISTING AREA INLET
CI — EXISTING CURB INLET
GI — EXISTING GRATE INLET
JB — EXISTING JUNCTION BOX
D — EXISTING STORM MANHOLE



SECTION 9-48-31

LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

EVERGY (formerly KCP&L)
Gary Jones
Gary.Jones@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS
Dena Mezger
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
Barbara Brown
3400 W. Duncan Road
Blue Springs, MO 64015
(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT
Mark Schaufler
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1900

GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATIONS, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
15. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
16. THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
17. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
18. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
19. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

GRADING/EARTHWORK NOTES:

1. REFER TO GEOTECHNICAL REPORT FOR ALL COMPACTION REQUIREMENTS AND ASPHALT AND CONCRETE RECOMMENDED THICKNESS AND SUBGRADE TREATMENTS.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LENEXA TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM AERIAL PHOTOGRAMMETRY AND FIELD, SPOT CHECKED BY SCHLAGEL AND ASSOICATES, P.A.,. CONTRACTOR TO FIELD VERIFY ELEVATIONS. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF MATERIAL.

EARTHWORK:

1. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE AND DOCUMENT ALL EARTHWORK ACTIVITIES.
2. CONTOURS HAVE BEEN SHOWN AT 1-FOOT OR 2-FOOT INTERVALS, AS INDICATED. GRADING SHALL CONSIST OF COMPLETING THE EARTHWORK REQUIRED TO BRING THE PHYSICAL GROUND ELEVATIONS OF THE EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPOT GRADES, CONTOURS OR OTHERS MEANS AS INDICATED ON THE PLANS.
3. THE EXISTING SITE TOPOGRAPHY DEPICTED ON THE PLANS BY CONTOURING HAS BEEN ESTABLISHED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. THE CONTOUR ELEVATIONS PROVIDED MAY NOT BE EXACT GROUND ELEVATIONS, BUT RATHER INTERPRETATIONS OF SUCH. ACCURACY SHALL BE CONSIDERED TO BE SUCH THAT NOT MORE THAN 10 PERCENT OF SPOT ELEVATION CHECKS SHALL BE IN ERROR BY MORE THAN ONE-HALF THE CONTOUR INTERVAL PROVIDED, AS DEFINED BY THE NATIONAL MAP ACCURACY STANDARDS. ANY QUANTITIES PROVIDED FOR EARTHWORK VOLUMES ARE ESTABLISHED USING THIS TOPOGRAPHY CONTOUR ACCURACY, AND THEREFORE THE INHERENT ACCURACY OF ANY EARTHWORK QUANTITY IS ASSUMED FROM THE TOPOGRAPHY ACCURACY.
4. PROPOSED CONTOURS ARE TO APPROXIMATE FINISHED GRADE.
5. UNLESS OTHERWISE NOTED, PAYMENT FOR EARTHWORK SHALL INCLUDE BACKFILLING OF THE CURB AND GUTTER, SIDEWALK AND FURTHER MANIPULATION OF UTILITY TRENCH SPOILS. THE SITE SHALL BE LEFT IN A MOWABLE CONDITION AND POSITIVE DRAINAGE MAINTAINED THROUGHOUT.
6. UNLESS OTHERWISE NOTED, ALL EARTHWORK IS CONSIDERED UNCLASSIFIED. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ROCK OR SHALE EXCAVATION, UNLESS SPECIFICALLY STATED OTHERWISE.
7. PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
8. ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND STOCKPILED ADJACENT TO THE SITE AT AN AREA SPECIFIED BY THE PROJECT OWNER OR HIS APPOINTED REPRESENTATIVE. VEGETATION, TRASH, TREES, BRUSH, TREE ROOTS AND LIMBS, ROCK FRAGMENTS GREATER THEN 6-INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE OR AS DIRECTED BY THE OWNER OR HIS APPOINTED REPRESENTATIVE.
9. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, ALL FILLS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
10. SUBGRADE FOR PAVEMENTS SHALL BE PROOF-ROLLED PRIOR TO PAVING OPERATIONS UTILIZING A FULLY LOADED TANDEM AXLE DUMP TRUCK. ALL AREAS EXHIBITING EXCESSIVE PUMPING AND HEAVING SHALL BE REMOVED, FILLED AND COMPACTED WITH SUITABLE MATERIALS AND RETESTED UNTIL ACCEPTABLE RESULTS ARE ACHIEVED AND FINAL APPROVAL HAS BEEN OBTAINED FROM THE GEOTECHNICAL ENGINEER.
11. SUBGRADE FOR BUILDING PAD SHALL INCLUDE A MINIMUM OF 18-INCHES OF LOW VOLUME CHANGE (LVC) MATERIAL, OR AS IDENTIFIED IN THE SITE SPECIFIC GEOTECHNICAL REPORT.
12. FILL MATERIALS SHALL BE PER GEOTECHNICAL REPORT AND SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL. ALL FILLS PLACED ON SLOPES GREATER THAN 6:1 SHALL BE BENCHED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
14. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
    A. TURF AREAS – 2.5% MINIMUM, 4H:1V MAXIMUM
    B. PAVED AREAS – 1.2% MINIMUM, 5% MAXIMUM
15. A.D.A. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
16. ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND GRADING ACTIVITIES.
17. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
18. UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.
19. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

UTILITIES:

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
7. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

NOTE:
TRENCH CHECKS TO BE INSTALL ON ALL SANITARY SEWER SERVICE LINES IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARDS.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTOL DETAILS
C4.0	STORM SEWER PLAN & PROFILE
C5.0	DETENTION BASIN PLAN & PROFILE
C6.0	UTILITY PLAN
C7.0	SITE DETAILS
C7.1	SITE DETAILS
C7.2	SITE DETAILS
C7.3	SITE DETAILS
L.1.0	LANDSCAPING PLAN
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS

PREPARED AND SUBMITTED BY:

SCHLAGEL & ASSOCIATES, P.A.

OWNER/DEVELOPER:

LAKEWOOD SELF-STORAGE, LLC
JUSTIN BEAL OR MICHAEL VANBURSKIRK
1220 WASHINGTON, SUITE 300
KANSAS CITY, MO 64105
P: (816) 268-4241
E: JBEAL@NGZIMMER.COM

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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Kansas State Certificate of Authority #E2002000380-F #LA2001005237 #LS2002000859-F
PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

COVER SHEET

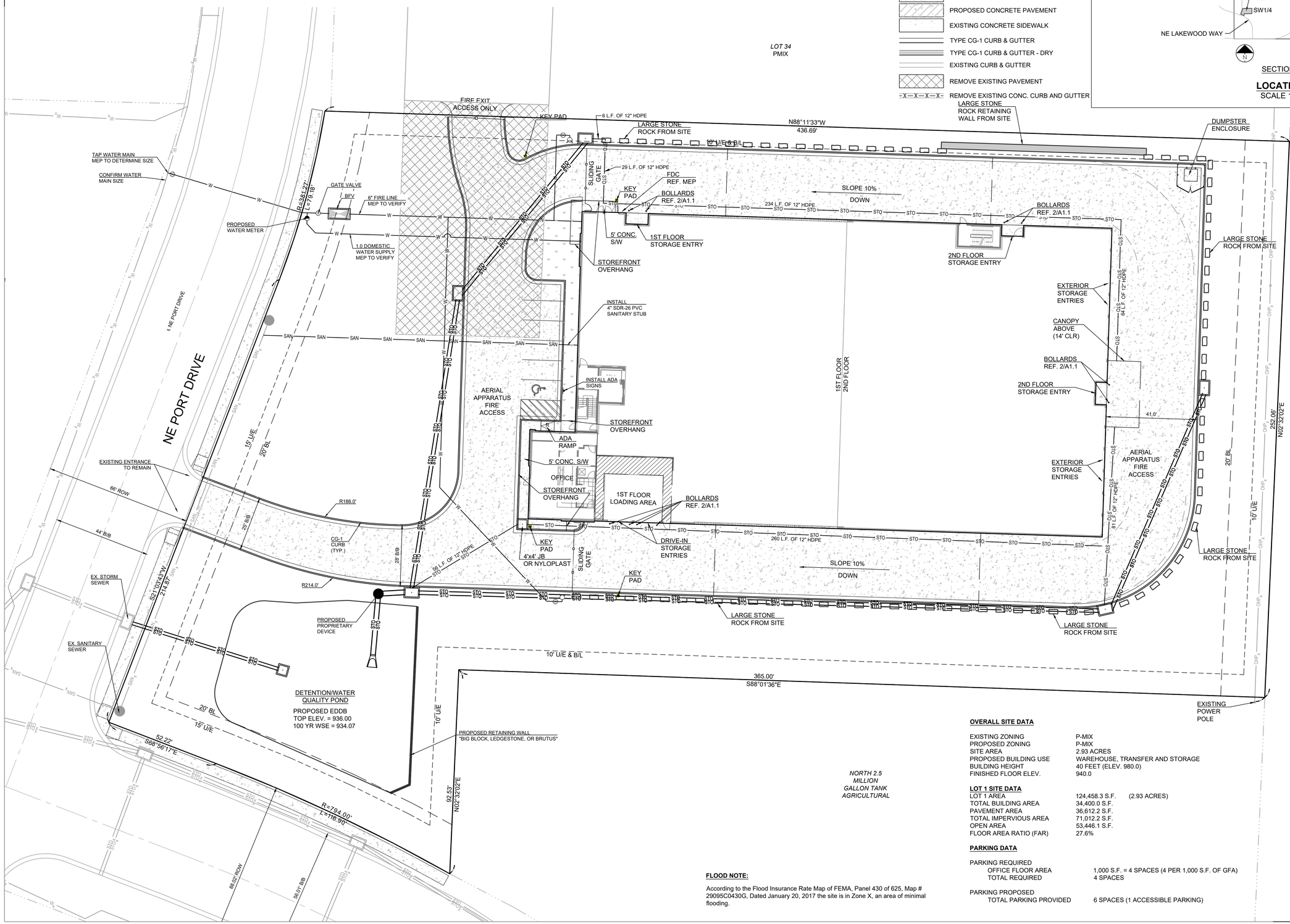
SHEET
C0.0

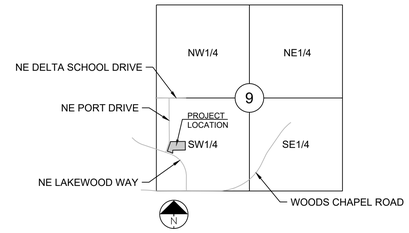
PROPERTY DESCRIPTION:

LOT 35 OF LAKEWOOD BUSINESS PARK, LOTS 33A, AND 34–36.

PAVEMENT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- TYPE CG-1 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER - DRY
- EXISTING CURB & GUTTER
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONC. CURB AND GUTTER





SECTION 9-48-31

LOCATION MAP

SCALE 1" = 2000'

NOTE:
ALL EASEMENTS
ARE AS RECORDED IN:
BOOK I-79
PAGE 42

1-800-344-7483 or 811
mo1call.com

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 29095C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.

OVERALL SITE DATA

EXISTING ZONING	P-MIX
PROPOSED ZONING	P-MIX
SITE AREA	2.93 ACRES
PROPOSED BUILDING USE	WAREHOUSE, TRANSFER AND STORAGE
BUILDING HEIGHT	40 FEET (ELEV. 980.0)
FINISHED FLOOR ELEV.	940.0

LOT 1 SITE DATA

LOT 1 AREA	124,458.3 S.F.	(2.93 ACRES)
TOTAL BUILDING AREA	34,400.0 S.F.	
PAVEMENT AREA	36,612.2 S.F.	
TOTAL IMPERVIOUS AREA	71,012.2 S.F.	
OPEN AREA	53,446.1 S.F.	
FLOOR AREA RATIO (FAR)	27.6%	

PARKING DATA

PARKING REQUIRED	
OFFICE FLOOR AREA	1,000 S.F. = 4 SPACES (4 PER 1,000 S.F. OF GFA)
TOTAL REQUIRED	4 SPACES
PARKING PROPOSED	
TOTAL PARKING PROVIDED	6 SPACES (1 ACCESSIBLE PARKING)

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

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PREPARED BY:

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LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1		
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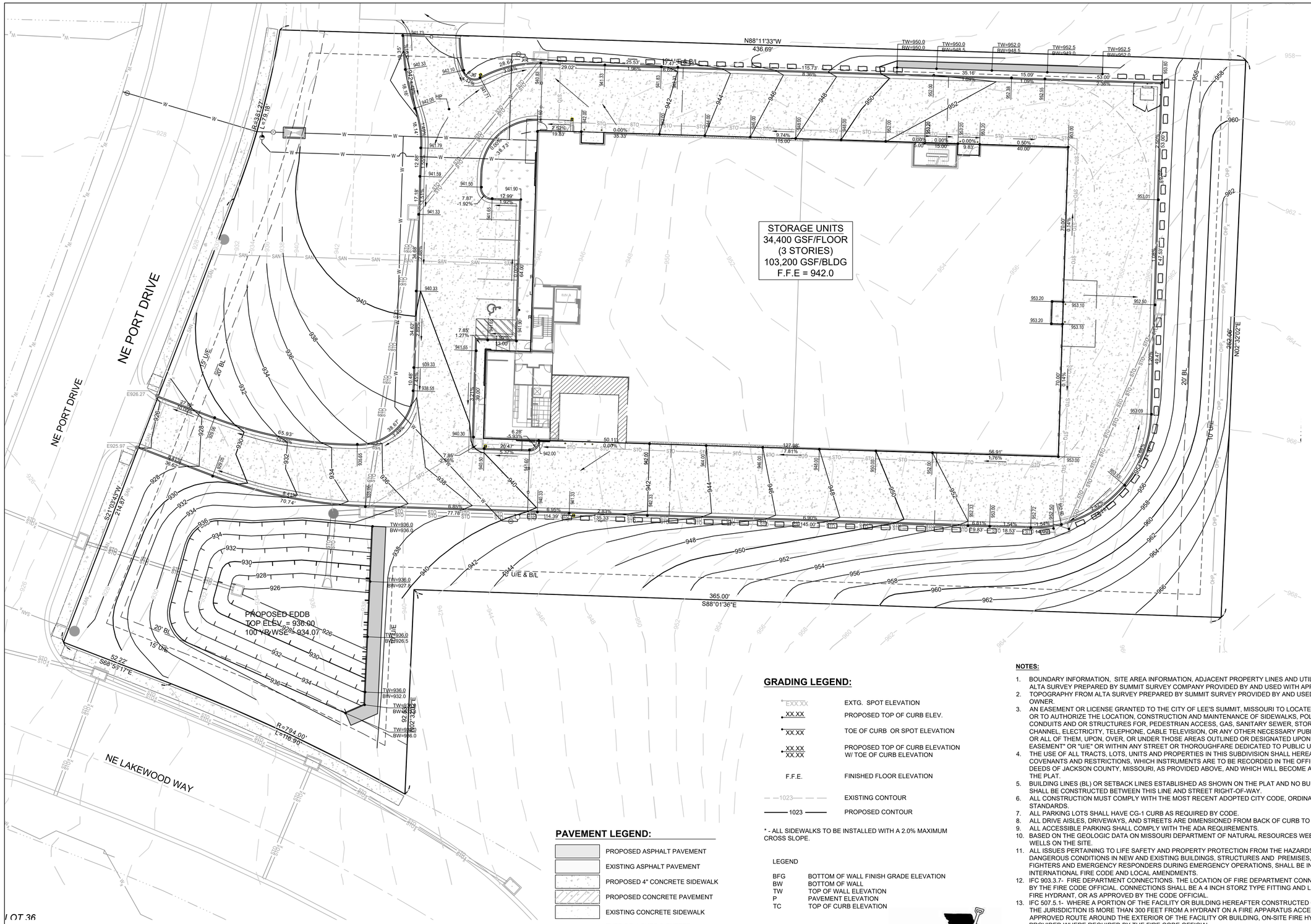
DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	06/25/2021
PROJ. NUMBER:	20-261

SITE PLAN

SHEET
C1.0



GRADING LEGEND:

EXX.XX	EXTG. SPOT ELEVATION
XX.XX	PROPOSED TOP OF CURB ELEV.
XX.XX	TOE OF CURB OR SPOT ELEVATION
XX.XX / XX.XX	PROPOSED TOP OF CURB ELEVATION W/ TOE OF CURB ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
—1023—	EXISTING CONTOUR
1023	PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

LEGEND

BFG	BOTTOM OF WALL FINISH GRADE ELEVATION
BW	BOTTOM OF WALL
TW	TOP OF WALL ELEVATION
P	PAVEMENT ELEVATION
TC	TOP OF CURB ELEVATION

PAVEMENT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- TYPE CG-1 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER - DRY
- EXISTING CURB & GUTTER
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONC. CURB AND GUTTER

MISSOURI ONE CALL SYSTEM

1-800-344-7483 or 811
mo1call.com

NOTES:

1. BOUNDARY INFORMATION, SITE AREA INFORMATION, ADJACENT PROPERTY LINES AND UTILITY INFORMATION IS FROM ALTA SURVEY PREPARED BY SUMMIT SURVEY COMPANY PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
2. TOPOGRAPHY FROM ALTA SURVEY PREPARED BY SUMMIT SURVEY PROVIDED BY AND USED WITH APPROVAL OF THE OWNER.
3. AN EASEMENT OR LICENSE GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
4. THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
5. BUILDING LINES (BL) OR SETBACK LINES ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
6. ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
7. ALL PARKING LOTS SHALL HAVE CG-1 CURB AS REQUIRED BY CODE.
8. ALL DRIVE AISLES, DRIVEWAYS, AND STREETS ARE DIMENSIONED FROM BACK OF CURB TO BACK OF CURB ON THIS PLAN.
9. ALL ACCESSIBLE PARKING SHALL COMPLY WITH THE ADA REQUIREMENTS.
10. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
11. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
12. IFC 903.3.7- FIRE DEPARTMENT CONNECTIONS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4 INCH STORZ TYPE FITTING AND LOCATED WITHIN 100 FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE CODE OFFICIAL.
13. IFC 507.5.1- WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 300 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
14. IFC 503.2.3 -FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
15. IFC 506.1 -WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL
16. 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.506.1.1 LOCKS.AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. A KNOX PADLOCK WILL BE PROVIDED ON THE GATE AND A KNOX BOX ON THE BUILDING.
17. PLEASE NOTE THAT PARKING LOT DESIGN MUST MEET THE UDO ARTICLE 12 REQUIREMENTS AND THE PRIVATE DRIVE MUST MEET PUBLIC STREET DESIGN STANDARDS PER THE DESIGN AND CONSTRUCTION MANUAL SECTION 5200.
18. SANITARY SEWER MAIN AND EASEMENTS FOR LOT 35 WILL BE PROVIDED IN THE FUTURE WHEN THE LOT IS DEVELOPED.

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#E2000200380-F #LA2000105237 #LS2000200585S-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
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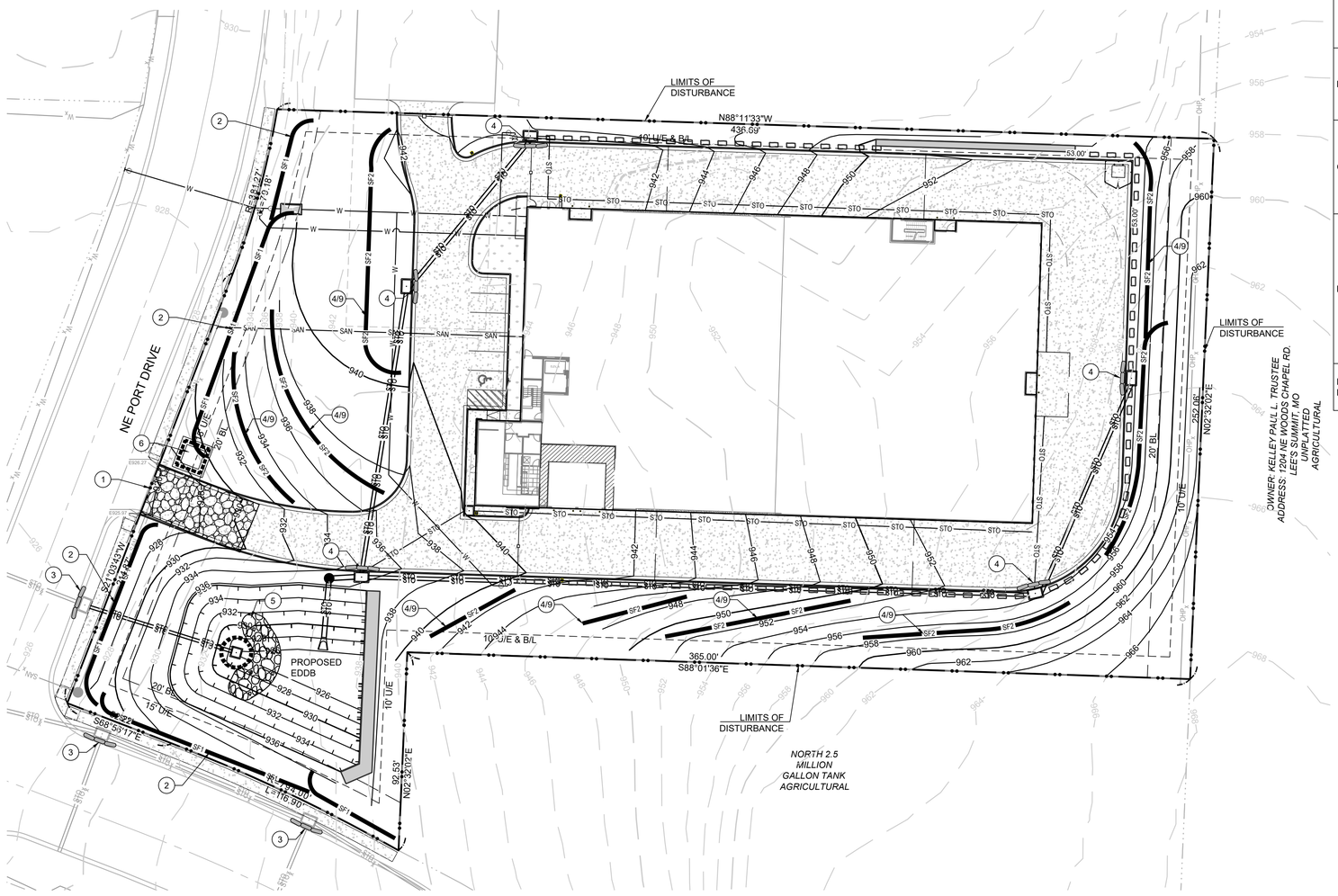
DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	06/25/2021
PROJ. NUMBER:	20-261

GRADING PLAN

SHEET
C2.0

I:\PROJECTS\2020\20-26\13.0 Design\3.0 DWG Plans\3.0 FDP\20-261-2-FDP-GRAD.dwg, 6/25/2021 3:47:14 PM, 1:1



EROSION AND SEDIMENT CONTROL STAGING CHART

PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	TEMP. SEDIMENT TRAP (REF. DETAIL ON SHEET C3.1)	E	TO BE INSTALLED PRIOR TO DISTURBING ENTIRE SITE.
C - UTILITY CONSTRUCTION	6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES PRIOR TO TOPS BEING PLACED SILT FENCE REMOVED & REPLACE WITH #7 BELOW WITH PLACEMENT OF TOPS AND/OR STABLIZATION OF DRAINAGE AREAS.
D - AFTER PAVING OPERATIONS	8	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
	9	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	11			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 2.93 A.C.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
3. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
6. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPS. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

LEGEND

- TEMPORARY STORAGE AREA FOR EXCESS MATERIAL
- TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
- CONCRETE WASHOUT AREA
- SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
- ROCK DITCH CHECK
- GRAVEL CURB INLET SEDIMENT TRAP
- BMP PLAN REF. NO.
- SF1 — SILT FENCE (PRIOR TO LAND DISTURBANCE)
- SF2 — SILT FENCE (DURING CONSTRUCTION)
- X — CONSTRUCTION FENCE
- LIMITS OF DISTURBANCE
- 965 — EXISTING CONTOURS
- 965 — PROPOSED CONTOURS
- STRAW BALE DITCH CHECK
- GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY
- TEMP. SEDIMENT TRAP BERM

PROJECT BENCHMARK:

MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30 AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413

ELEV. 1004.09

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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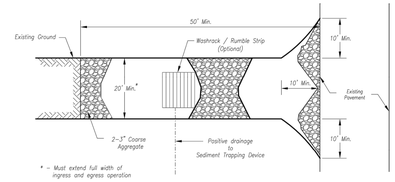
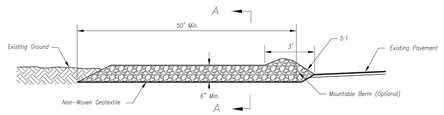
DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

EROSION CONTROL PLAN

SHEET
C3.0



Plan View
Not to Scale



Side Elevation
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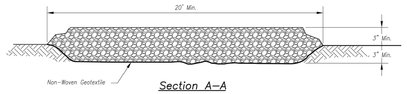


Section A–A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
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 from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

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

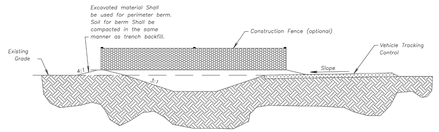
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area 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 pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravely soils.

Maintenance for Concrete Washout:

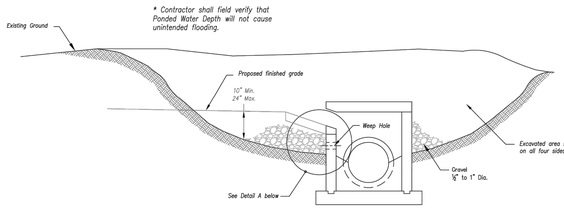
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface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

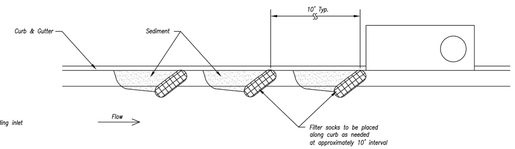


CONCRETE WASHOUT

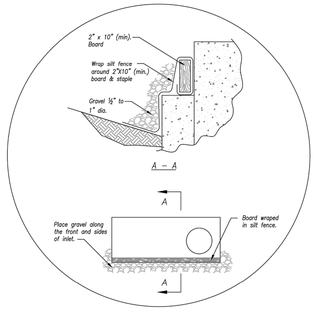
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016





On Grade Curb Inlet Protection



Detail A

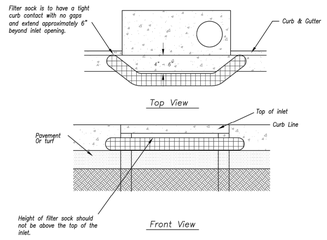
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. 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).
2. 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.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

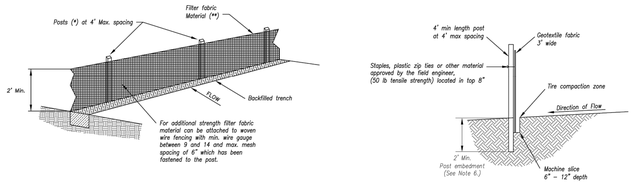


Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

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

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION
STANDARD DRAWING NUMBER ESC-06
ADOPTED: 10/24/2016



(*) POSTS
– MIN. LENGTH 4'
– HARDWOOD: 1 ¾" x 1 ¾"
– NOLJ SOUTHERN PINE 2 ⅜" x 2 ⅜"
– STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. 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).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

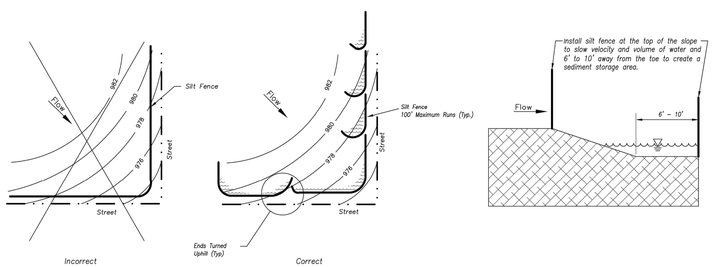
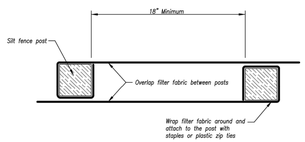


Figure A

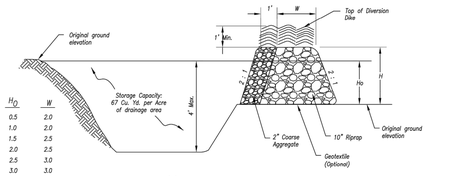
SILT FENCE LAYOUT
Not to Scale



JOINING FENCE SECTIONS
Not to Scale

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

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
SILT FENCE
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016



H	H_O	W
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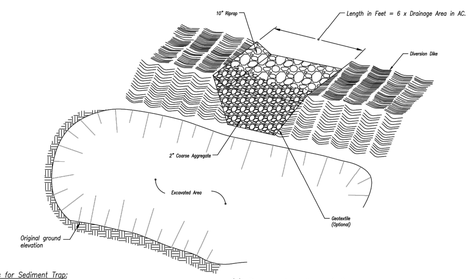
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	2.5
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5

(*) Cross Section of Outlet
Not to Scale



(*) Perspective View of Outlet
Not to Scale

(*) – The perspective view and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

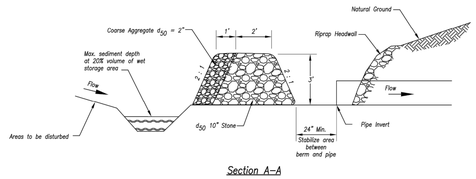
Notes for Sediment Trap:

1. The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and root mat.
2. Fill material for the embankment shall be free of roots or other woody vegetation, organic material, large stones, and other objectionable material. The embankment should be compacted in 6-inch layers by traversing with construction equipment.
3. The earthen embankment shall be stabilized immediately after installation.
4. Construction operations shall be carried out to minimize erosion and water pollution.
5. The structure shall be removed and the area stabilized when the upslope drainage area has been stabilized.
6. All cut and fill slopes shall be 2H : 1V or flatter, except for excavated, wet storage areas which may be at a maximum 1H : 1V grade.

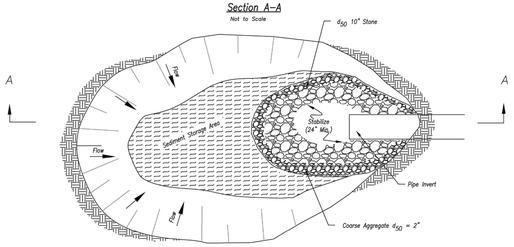
Maintenance for Sediment Trap:

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

SEDIMENT TRAP



Section A–A
Not to Scale



Plan View
Not to Scale

Notes for Sediment Trap at Culvert Opening:

1. The inlet protection device shall be constructed in a manner that will facilitate clean-out and disposal of trapped sediment and minimize interference with construction activities.
2. The inlet protection devices shall be constructed in such manner that any resultant ponding stormwater will not cause excessive inconvenience or damage to adjacent areas or structures.
3. Geometry of the design will be a horseshoe shape around the culvert inlet.
4. The toe of the riprap shall be no closer than 24" from the culvert opening to provide an acceptable emergency outlet for flows from larger storm events.
5. Storage requirements equivalent to that of temporary sediment trap.
6. 67 C.Y./Acre wet storage below base of stone.
7. 67 C.Y./Acre dry storage from base of stone to top of stone berm.

Maintenance for Sediment Trap at Culvert Opening:

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

SEDIMENT TRAP AT CULVERT OPENING

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

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
SEDIMENT TRAPS
STANDARD DRAWING NUMBER ESC-08
ADOPTED: 10/24/2016

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE LEE'S
SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

EROSION CONTOL DETAILS

SHEET
C3.1

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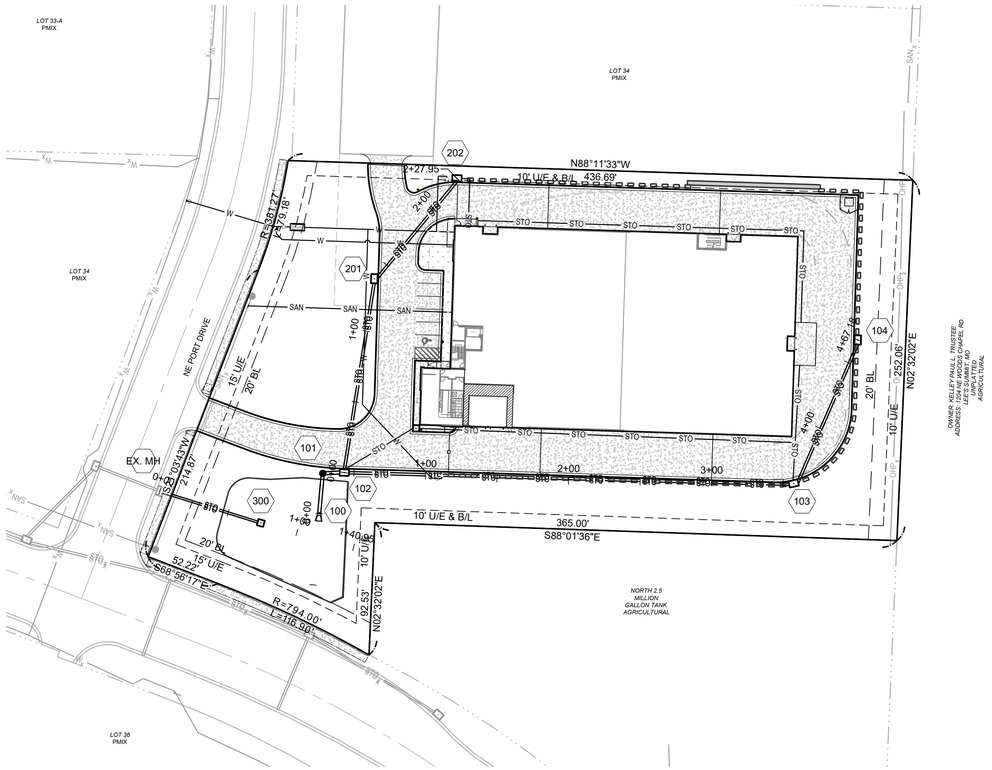

Schlagel & Associates, P.A.

Project Name:	LAKEWOOD BUSINESS PARK	Curb Type:	A
Project #:	18-222	City:	LEE'S SUMMIT
Time:	6/22/2021 11:14		

Design Storm:	10
"K" Value:	1.00

Runoff Calculations															Pipe Properties											
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #100	FREE
101	0.00	0.70	2.83	1.98	5.6	7.18	0.00	14.24	25.70	8.18			0.00	0.00	101	100	PEP	0.012	24	28.19	1.10	3.01	926.31	926.00	935.12	927.97
102	1.95	0.70	2.83	1.98	5.6	7.18	9.82	14.24	64.84	20.64	201		0.32	0.22	102	101	PEP	0.012	24	15.10	7.00	0.50	930.38	929.32	935.50	932.04
103	0.28	0.70	0.56	0.39	5.2	7.30	1.44	2.87	24.13	13.65			0.00	0.00	103	102	PEP	0.012	18	314.03	4.50	0.50	945.00	930.88	953.21	945.76
104	0.28	0.70	0.28	0.20	5.0	7.35	1.44	1.44	17.18	9.72			0.00	0.00	104	103	PEP	0.012	18	109.83	2.28	0.50	948.00	945.50	953.33	948.53
LINE 200																			Drop in Inlet 102			0.50				
201	0.09	0.70	0.32	0.22	5.2	7.29	0.45	1.62	12.12	9.88			0.00	0.00	201	102	PEP	0.012	15	137.13	3.00	0.50	934.99	930.88	941.28	935.59
202	0.23	0.70	0.23	0.16	5.0	7.35	1.19	1.19	8.99	7.33			0.00	0.00	202	201	PEP	0.012	15	90.81	1.65	0.50	936.99	935.49	942.42	937.49

Design Storm:	100
"K" Value:	1.25

Runoff Calculations															Pipe Properties											
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #100	FREE
101	0.00	0.70	2.83	1.98	5.6	10.09	0.00	25.01	25.70	8.18			0.00	0.00	101	100	PEP	0.012	24	28.19	1.10	3.01	926.31	926.00	935.12	928.64
102	1.95	0.70	2.83	1.98	5.6	10.09	17.24	25.02	64.84	20.64	201		0.32	0.22	102	101	PEP	0.012	24	15.10	7.00	0.50	930.38	929.32	935.50	932.70
103	0.28	0.70	0.56	0.39	5.2	10.24	2.53	5.04	24.13	13.65			0.00	0.00	103	102	PEP	0.012	18	314.03	4.50	0.50	945.00	930.88	953.21	946.04
104	0.28	0.70	0.28	0.20	5.0	10.32	2.53	2.53	17.18	9.72			0.00	0.00	104	103	PEP	0.012	18	109.83	2.28	0.50	948.00	945.50	953.33	948.72
LINE 200																			Drop in Inlet 102			0.50				
201	0.09	0.70	0.32	0.22	5.2	10.24	0.79	2.85	12.12	9.88			0.00	0.00	201	102	PEP	0.012	15	137.13	3.00	0.50	934.99	930.88	941.28	935.81
202	0.23	0.70	0.23	0.16	5.0	10.32	2.08	2.08	8.99	7.33			0.00	0.00	202	201	PEP	0.012	15	90.81	1.65	0.50	936.99	935.49	942.42	937.68

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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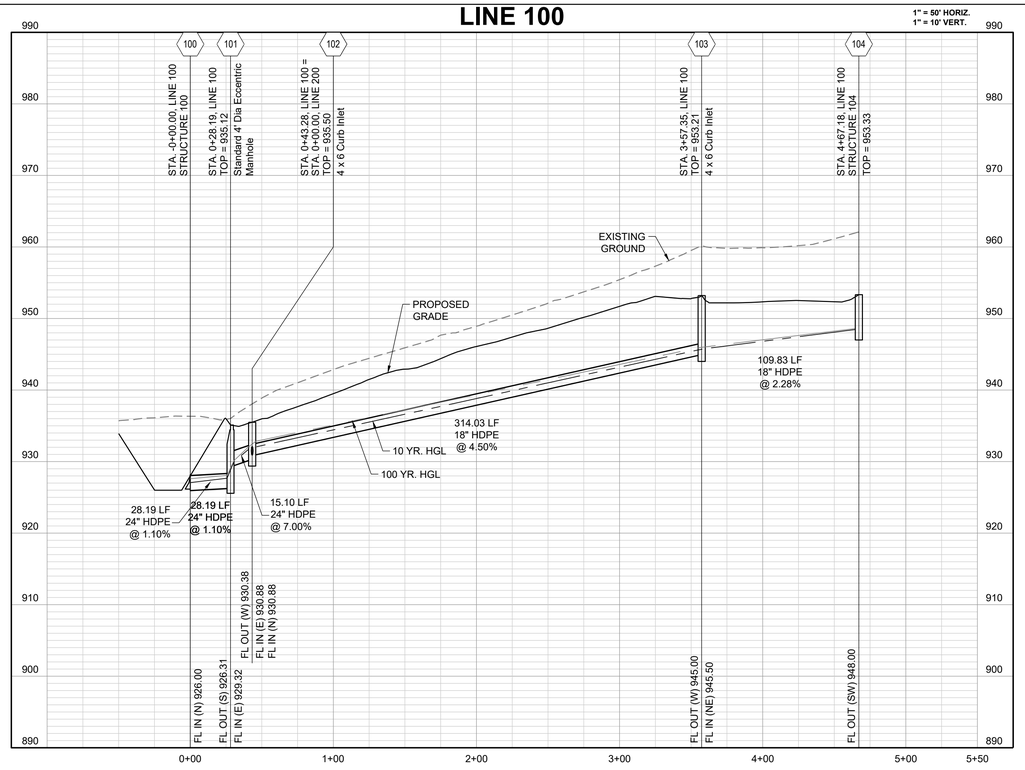
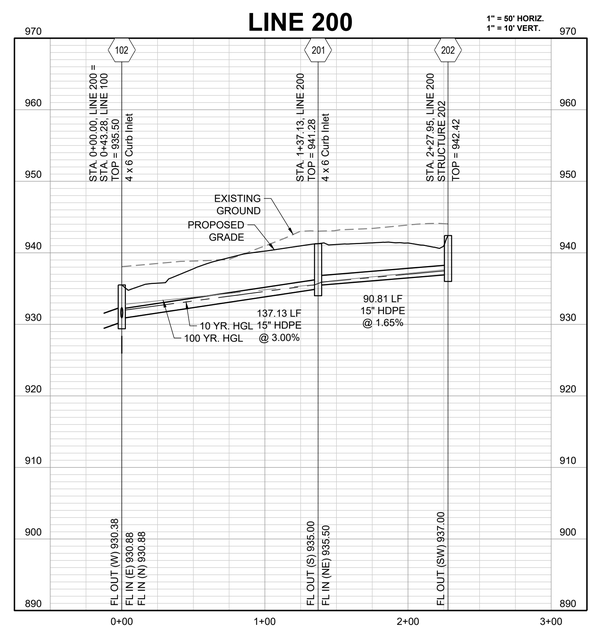




Storm Sewer Construction Notes	
Structure	Notes
100	STA -0+00.00, LINE 100 INSTALL 24 INCH RCP F.E.S. 264°58'18" N 1026415.6767 E 2830785.4381
101	STA 0+28.19, LINE 100 INSTALL STANDARD 4' DIA ECCENTRIC MANHOLE 84°58'17" N 1026443.7542 E 2830787.9087
102	STA 0+43.28, LINE 100 INSTALL 4 X 6 CURB INLET 88°11'33" N 1026444.3471 E 2830802.9959
103	STA 3+57.35, LINE 100 INSTALL 4 X 6 CURB INLET 102°35'10" N 1026436.7618 E 2831116.9328
104	STA 4+67.18, LINE 100 INSTALL 4 X 6 CURB INLET 178°11'33" N 1026537.0354 E 2831161.7330
201	STA 1+37.13, LINE 200 INSTALL 4 X 6 CURB INLET 358°11'08" N 1026579.8758 E 2830823.9201

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

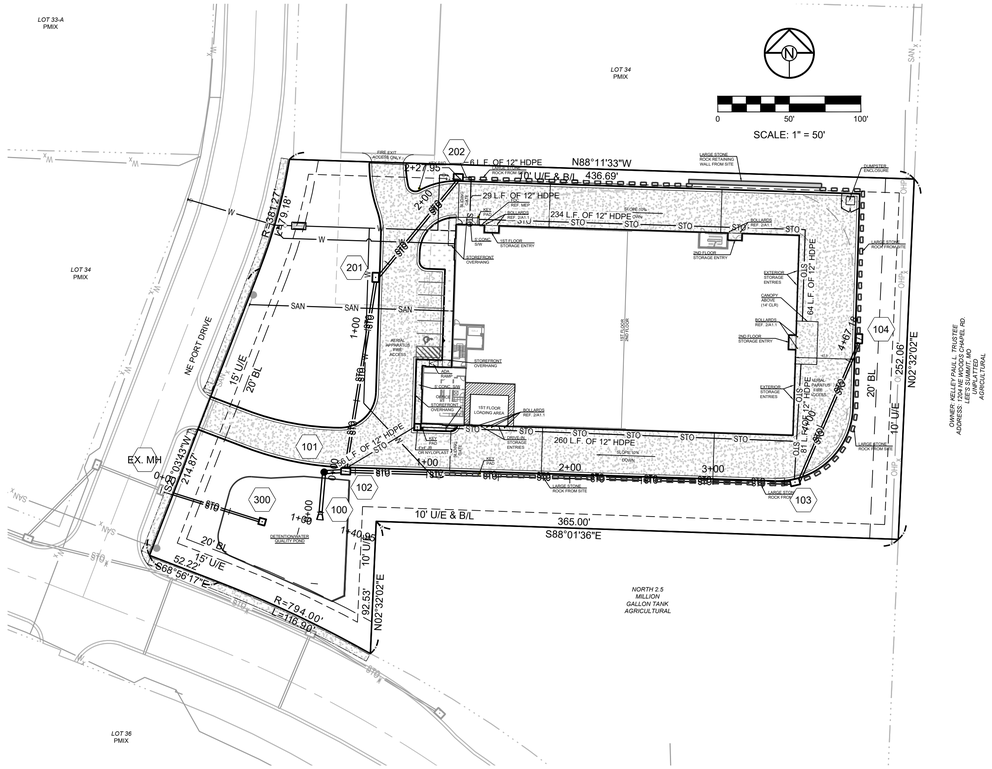
REVISION	DATE	DESCRIPTION
A		
A		
A		
A		
A		
A		
A		
A		

DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

STORM SEWER PLAN & PROFILE

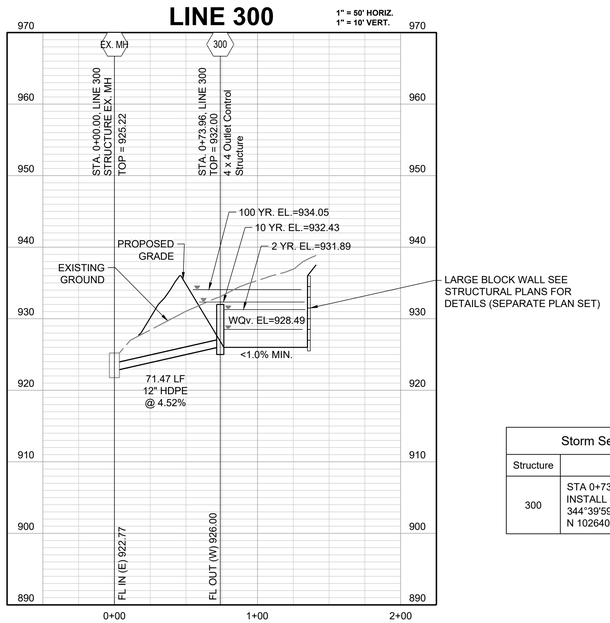
SHEET
C4.0

I:\PROJECTS\2020\20-261\3.0 Design\3.0 DWG Plans\3.0 FDP\20-261-3-FDP-STRM.dwg, 6/25/2021 3:48:27 PM, 1:1



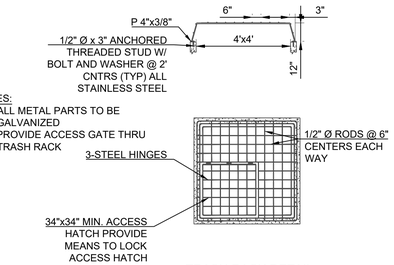
LINE 300

1" = 50' HORIZ.
1" = 10' VERT.



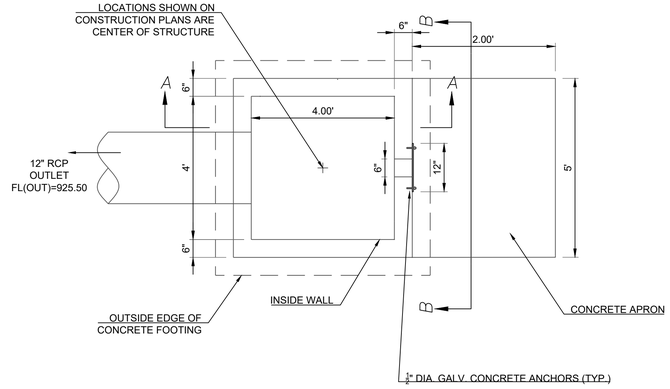
Storm Sewer Construction Notes	
Structure	Notes
300	STA 0+73.96, LINE 300 INSTALL 4 X 4 OUTLET CONTROL STRUCTURE 344°39'59" N 1026409.1464 E 2830744.6401

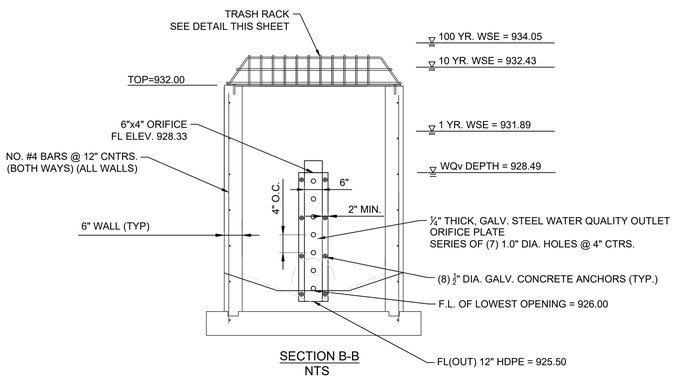
OUTLET STRUCTURE 300



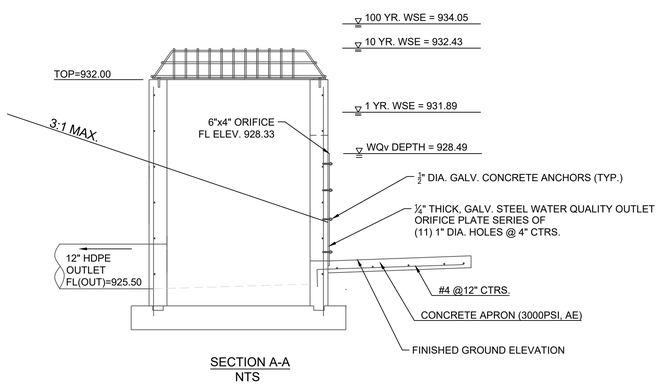
NOTES:
1. ALL METAL PARTS TO BE GALVANIZED
2. PROVIDE ACCESS GATE THRU TRASH RACK

TRASH RACK DETAIL





SECTION B-B
NTS



SECTION A-A
NTS

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

DETENTION BASIN PLAN & PROFILE

SHEET
C5.0

NOTE:
ALL EASEMENTS
ARE AS RECORDED IN:
BOOK I-79
PAGE 42

FIRE EXIT ACCESS ONLY
KEY PAD
INSTALL PRIVATE FIRE HYDRANT ASSEMBLY
6 L.F. OF 12" HDPE
LARGE STONE ROCK FROM SITE
N88°11'33"W 436.69'
10' U/E & B/L
LARGE STONE ROCK RETAINING WALL FROM SITE
DUMPSTER ENCLOSURE
48 L.F. - BORING & STEEL ENCASEMENT SLEEVE @ 6" FIRE LINE CROSSING
INSTALL 6" TEE & VALVE @ EXTG. MAIN PER WATER DEPT. REQUIREMENTS
6" GATE VALVE
6" DOUBLE CHECK ASSEMBLY & VAULT PER WATER DEPT REQUIREMENTS
6" C900 PVC FIRE LINE
SLIDING GATE
29 L.F. OF 12" HDPE
FDC REF. MEP
KEY PAD
BOLLARDS REF. 2/A1.1
SLOPE 10% DOWN
234 L.F. OF 12" HDPE
BOLLARDS REF. 2/A1.1
EXTG. WATER MAIN (VERIFY LOCATION IN FIELD)
1" WAT. SERV. CONN. TAP @ 6" MAIN PER DETAIL WAT-11 ON SHEET C9.0
6" C900 PVC FIRE LINE
6" x 6" TEE
5' CONC. S/W
1ST FLOOR STORAGE ENTRY
2ND FLOOR STORAGE ENTRY
LARGE STONE ROCK FROM SITE
1" WATER METER/METER PIT PER DETAIL WAT-11 ON SHEET C9.0
INSTALL 131 L.F. - 1" HDPE WATER SERV. OVER WATER DEPT REQUIREMENTS (42" DEPTH MIN.)
STOREFRONT OVERHANG
LOT 34
PMIX
EX. SANITARY SEWER TOP=927.74 (PER CITY AS-BUILTS) FL(S)OUT=919.51, 8" PVC @ 0.8% (CONTRACTOR TO VERIFY LOCATION)
6" C900 PVC FIRE LINE
EXTERIOR STORAGE ENTRIES
64 L.F. OF 12" HDPE
CANOPY ABOVE (14' CLR)
CG-1 CURB (TYP.)
INSTALL 6" WYE SERV. FTG. @ 5' DOWNSTREAM OF EX. MH INV.=919.5
INSTALL 8.5 L.F. RISER @ 45° ELEV.=925.5
STORAGE UNITS
34,400 GSF/FLOOR
(3 STORIES)
103,200 GSF/BLDG
F.F.E = 942.0
6" SAN. SERV INV.=939.0
INSTALL 137 L.F. - 6" PVC (SDR-26, RUBBER GASK. JTS) @ 9.85% SLOPE
INSTALL C.O. @ 5' OUTSIDE BLDG. INV.=938.5
1ST FLOOR
2ND FLOOR
BOLLARDS REF. 2/A1.1
2ND FLOOR STORAGE ENTRY
41.0'
AERIAL APPARATUS FIRE ACCESS
STOREFRONT OVERHANG
EXTG. WATER MAIN (VERIFY LOCATION IN FIELD)
EXTG. 8" SAN. SEWER @ 0.8% SLOPE
15' U/E
20' BL
ADA RAMP
5' CONC. S/W
OFFICE
STOREFRONT OVERHANG
1ST FLOOR LOADING AREA
EXTERIOR STORAGE ENTRIES
AERIAL APPARATUS FIRE ACCESS
252.06'
N02°32'02"E
20' BL
10' U/E
INSTALL 6" PVC 45° BEND
BOLLARDS REF. 2/A1.1
℄ NE PORT DRIVE
KEY PAD
4'x4' JB OR NYLOPLAST
SLIDING GATE
DRIVE-IN STORAGE ENTRIES
260 L.F. OF 12" HDPE
81 L.F. OF 12" HDPE
LARGE STONE ROCK FROM SITE
56 L.F. OF 12" HDPE
SLOPE 10% DOWN
KEY PAD
EX. CURB INLET
S21°03'43"W 214.87'
6" C900 PVC FIRE LINE
INSTALL PRIVATE FIRE HYDRANT ASSEMBLY
LARGE STONE ROCK FROM SITE
LARGE STONE ROCK FROM SITE
PROPOSED PROPRIETARY DEVICE (SIZE, TYPE TO BE DETERMINED)
EX. SANITARY SEWER
10' U/E & B/L
365.00'
S88°01'36"E
DETENTION/WATER QUALITY POND
20' BL
15' U/E
10' U/E
PROPOSED RETAINING WALL "BIG BLOCK, LEDGESTONE, OR BRUTUS"
52.22'
S68°56'17"E
R=784.00'
L=118.90'
92.53'
N02°32'02"E
WOOD WAY
NORTH 2.5 MILLION GALLON TANK AGRICULTURAL

UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy
Attn: Lucas Walls
3025 Southeast Clover Drive
Lee's Summit, Missouri 64082
Phone: (816) 969-2218
Email: lucas.walls@sug.com

Kansas City Power & Light
Attn: Phillip Ingram
1300 Hamblen Road
Lee's Summit, Missouri 64081
Phone: (816) 347-4339
Email: phillip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063
Phone: (816) 969-1900
Email: publicworks@cityofls.net

AT&T
Attn: Herb Upshaw
9444 Nall Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att.com

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MISSOURI ONE CALL SYSTEM
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0 20' 40'
SCALE: 1" = 20'

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

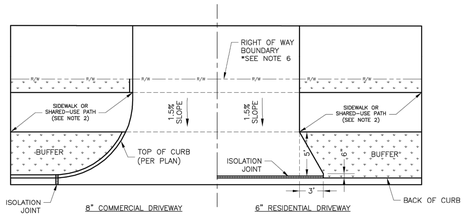
REVISION DATE	DESCRIPTION

DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

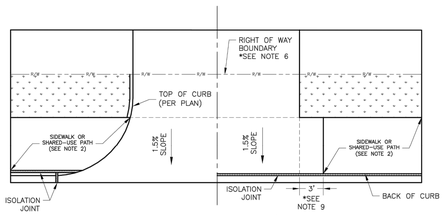
UTILITY PLAN

SHEET
C6.0

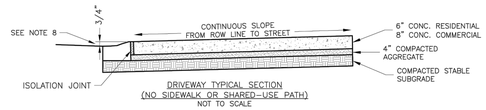
I:\PROJECTS\2020\20-261\3.0 Design\3.0 DWG Plans\3.0 FDP\20-261-4-FDP-UTIL.dwg, 6/25/2021 3:49:06 PM, 1:1



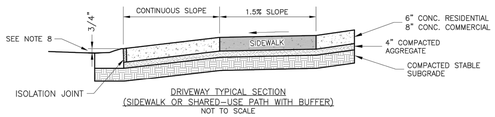
DRIVEWAY WITH BUFFER
NOT TO SCALE



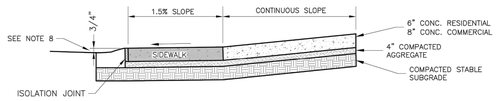
DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

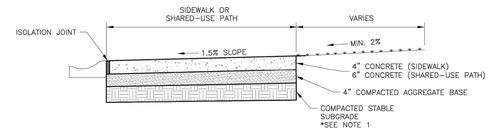
GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
9. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

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

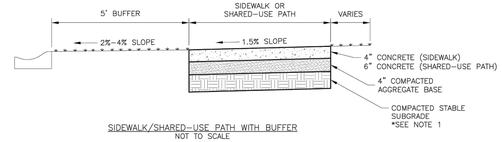
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: DRIVEWAY DETAIL

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

GEN-1



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE

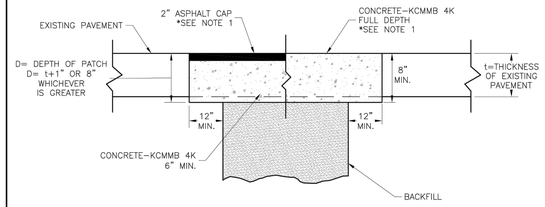


SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-2

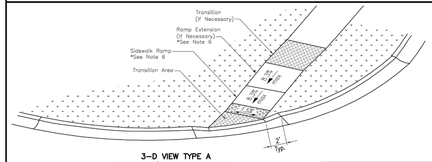


TRENCHING/PATCHING DETAIL
NOT TO SCALE

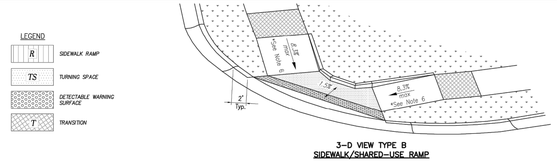
NOTE:
1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
TRENCHING/PATCHING ROADWAYS DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-5

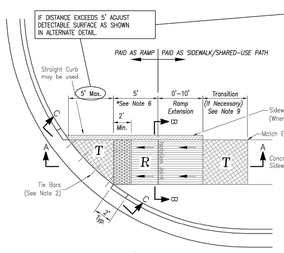


3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

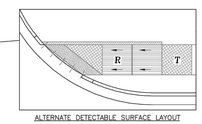


3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP

LEGEND
R SIDEWALK RAMP
TS TURNING SPACE
DETECTABLE WARNING SURFACE
T TRANSITION

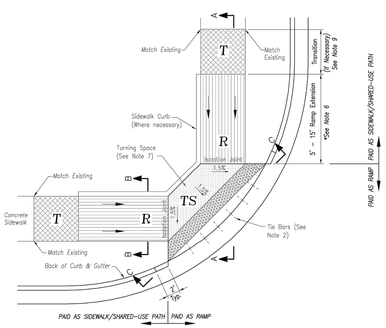


TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

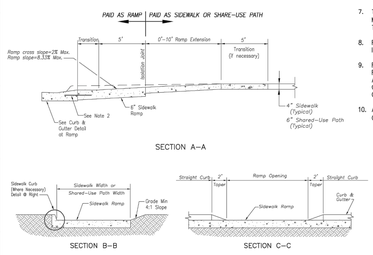


ALTERNATE DETECTABLE SURFACE LAYOUT

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

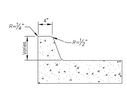


TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

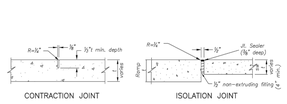


SECTION A-A

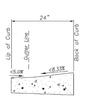
TYPE A & B SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT
ISOLATION JOINT
JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale

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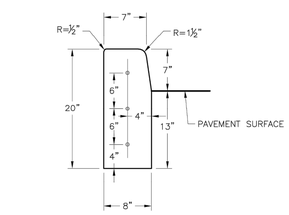
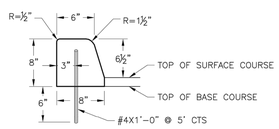
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

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

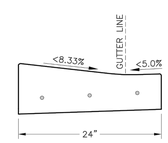
GEN-3A



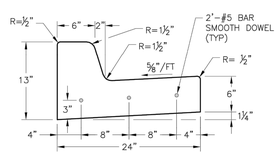
STRAIGHT CURB
(TYPE C-1)



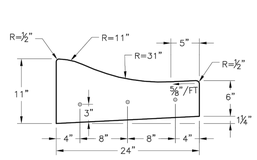
DOWELLED CURB
(TYPE DC)



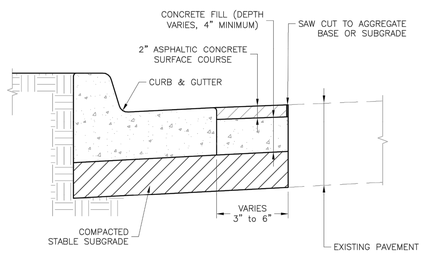
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



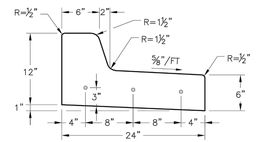
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



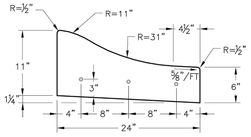
ROLL BACK CURB & GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL



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



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

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

LEE'S SUMMIT MISSOURI
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

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

GEN-4

GENERAL NOTE:
ALL NEW CURB AND GUTTER SHALL BE INSTALLED ON AN AGGREGATE BASE, A STABILIZED SUBGRADE OR GEOGRID EXTENDING A MINIMUM OF 1 FOOT (1.0') BEHIND THE BACK OF CURB.

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Missouri State Certificate of Authority
#E2000020380-F #LA2000105237 #LS2000208859-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

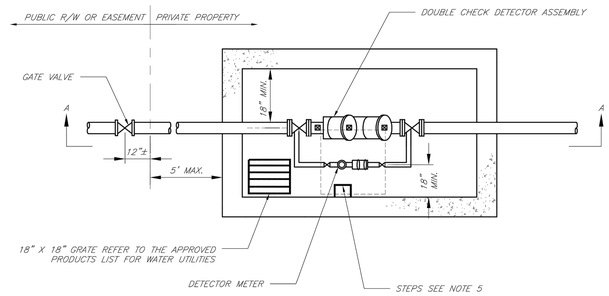
REVISION DATE	DESCRIPTION

DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	06/25/2021
PROJ. NUMBER:	20-261

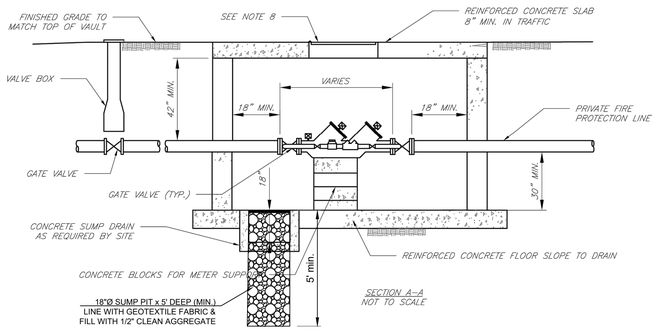
SITE DETAILS

SHEET
C7.0

I:\PROJECTS\2020\20-26113.0 Design\3.0 DWG Plans\3.0 FDP\20-26146-FDP-DTL.dwg, 6/25/2021 3:49:21 PM, 1:1



PLAN VIEW
NOT TO SCALE



SECTION A–A
NOT TO SCALE

GENERAL NOTES:

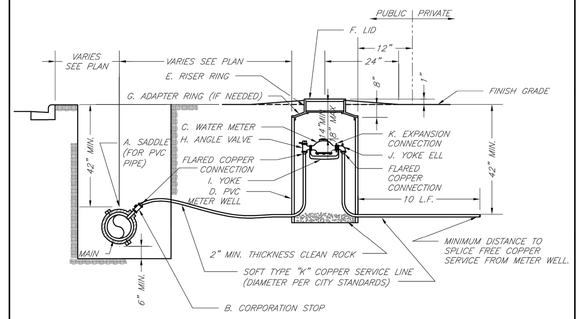
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND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

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

STANDARD DRAWINGS

VAULT FOR DOUBLE CHECK DETECTOR CHECK

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



TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

NOTES:

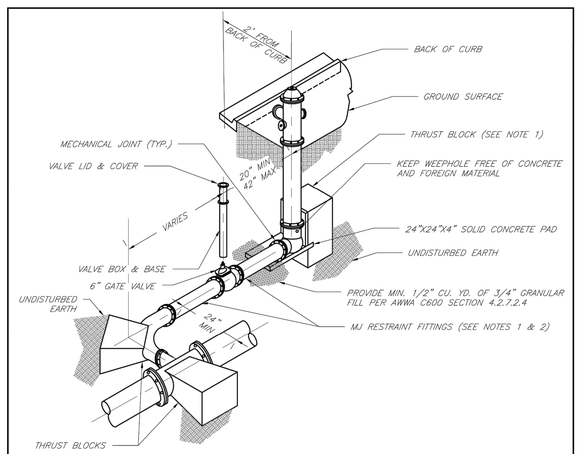
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN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

LS

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

SERVICE CONNECTION/METER WELL

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



NOTES:

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

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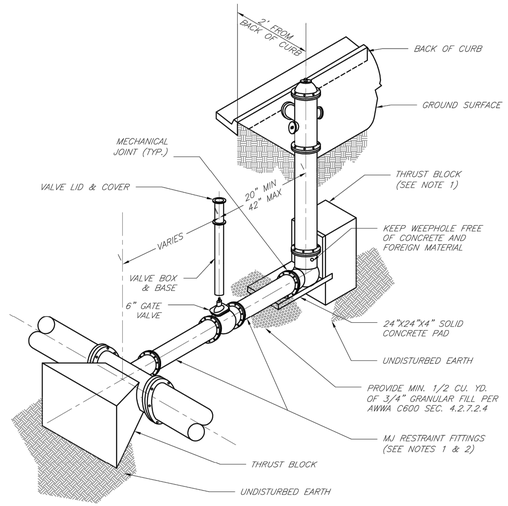
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT WITH 90 DEGREE BEND

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT–8
Rev: 1/14
Rev:



NOTES:

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6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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HYDRANT INSTALLATION – STRAIGHT SET

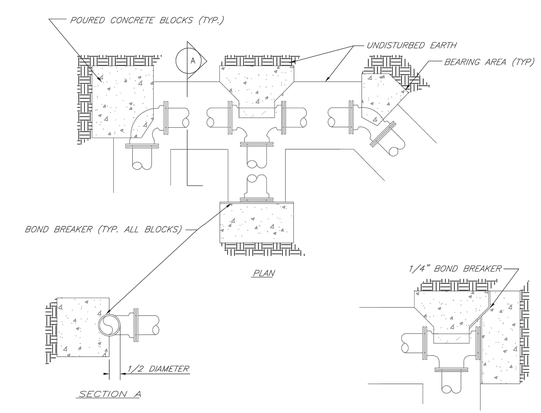
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT–7
Rev: 1/14
Rev:

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

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

NOTES:

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



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HORIZONTAL THRUST BLOCKS

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

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
2	
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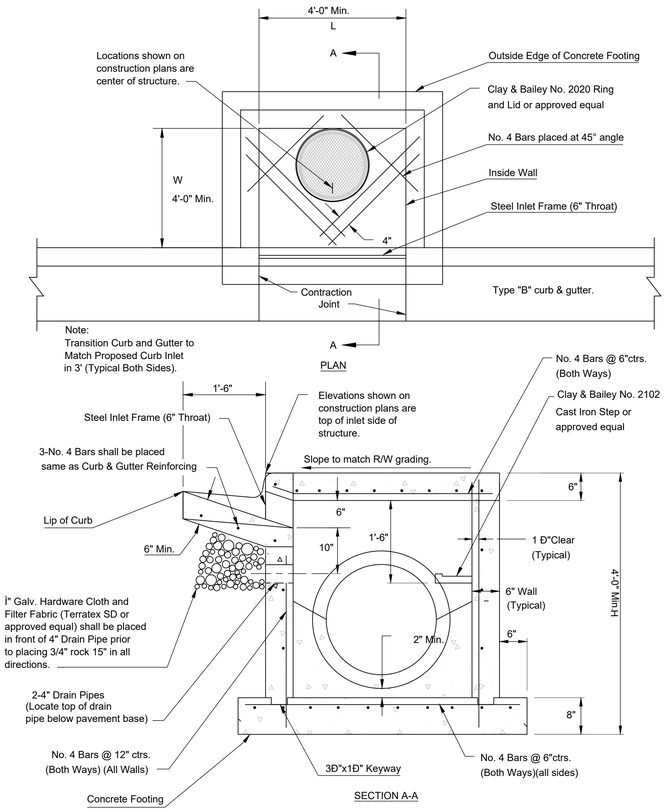
DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

SITE DETAILS

SHEET
C7.1



NON-SETBACK CURB INLET
(6" Throat)

NOTES:

General

1. All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the city Engineer.

2. Pre-cast shop drawings are to be approved by the city Engineer Prior to casting.

3. Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the city Engineer prior to construction.

4. The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L"+"H") and ("W"+"H") less then or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

Concrete

5. Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board, unless noted otherwise.

6. Concrete construction shall meet the applicable requirements of Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, unless noted otherwise.

7. Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.

8. Bevel all exposed edges with 3/4" triangular molding.

Reinforcing Steel

9. Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.

10. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.

11. All lap splices not shown shall be a minimum of 40 bar diameters in length.

12. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.

13. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

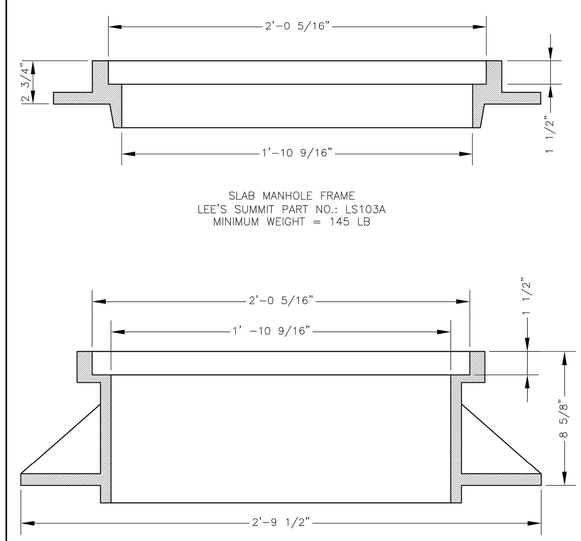
Construction

14. The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.

15. Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.

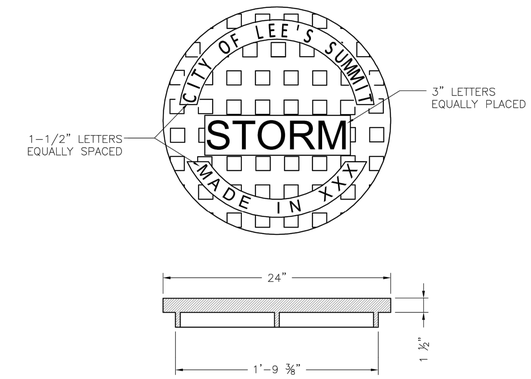
16. Material selection and compaction requirements for backfill around structures shall be as specified in the project manual.

NON-SETBACK CURB INLET



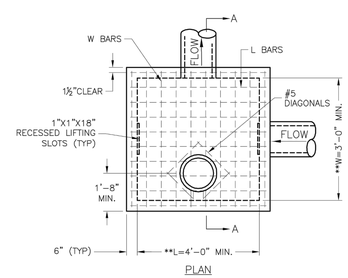
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LS **LEE'S SUMMIT** MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE FRAME DETAIL
Date: 04/17 | Drawn By: MJF | Checked By: DL | STM-7

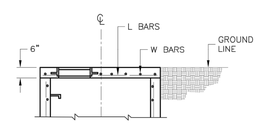


*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LS **LEE'S SUMMIT** MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE COVER DETAIL
Date: 04/17 | Drawn By: MJF | Checked By: DL | STM-6



PLAN

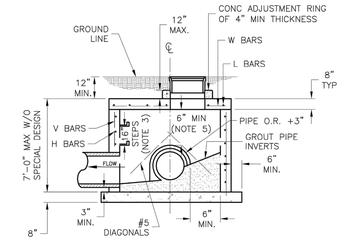


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

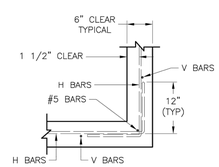
** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



SECTION A–A



WALL CORNER DETAIL

GENERAL NOTES:

1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: JUNCTION BOX DETAIL
Project:
Drawn By: MJF | Checked By: DL | Date: 04/17 | Proj. #:
STM-3

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Missouri State Certificates of Authority
#E2000200800-F #LA2001005237 #LS2000200855-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

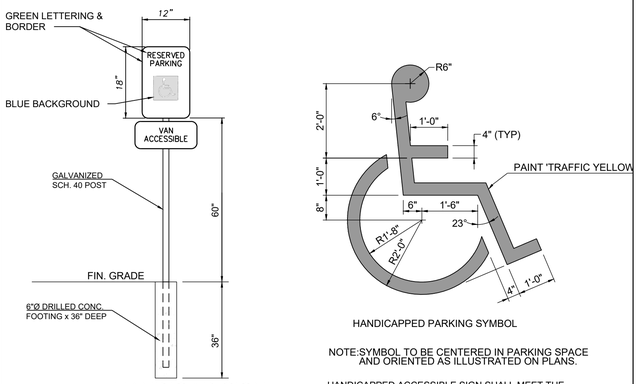
LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN BY: RPM | CHECKED BY: JTS | DATE PREPARED: 06/25/2021 | PROJ. NUMBER: 20-261

SITE DETAILS

SHEET
C7.2



HANDICAPPED PARKING SYMBOL

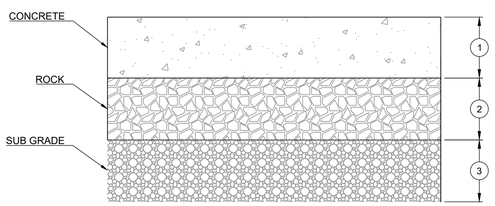
NOTE:SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

HANDICAPPED ACCESSIBLE SIGN SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - SIGN R7-8.

HANDICAP SIGN

(SEE PLAN FOR LOCATION)

TYPICAL HANDICAPPED PARKING DETAILS



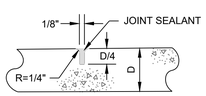
DRIVE AND PARKING AREAS

1. 8" - 4000 PSI PCC PAVEMENT
2. 4" - 3/4" CLEAN ROCK
3. 9" STABILIZED SUBGRADE

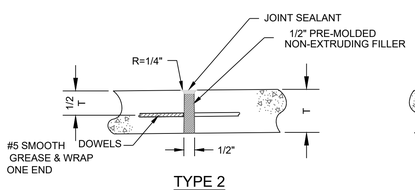
TRASH AREA

1. 8" - 4000 PSI PCC PAVEMENT
2. 4" - 3/4" CLEAN ROCK
3. 9" STABILIZED SUBGRADE

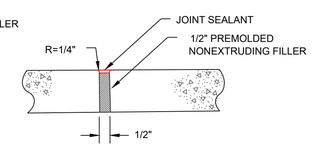
TYPICAL CONCRETE PAVEMENT SECTION



TYPE 1



TYPE 2



TYPE 3

NOTES:

1. TYPE 1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
2. TYPE 1 JOINTS SHALL BE SPACE TO EQUAL THE WIDTH OF THE SIDEWALK.

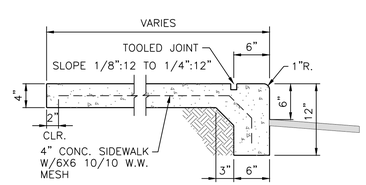
NOTES:

1. TYPE 2 JOINTS SHALL BE PLACED @ ALL P.C.'s, P.T.'s AND TRANSITIONS, AND WHERE NEW WALK TIES INTO EXISTING WALK.
2. SMOOTH BARS SHALL BE 24" LONG.

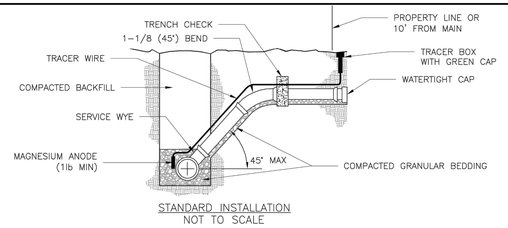
NOTE:

1. TYPE 3 JOINTS SHALL BE PLACED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE AND IN AREAS WHERE DOWEL BARS ARE NOT REQUIRED BY THE ENGINEER.

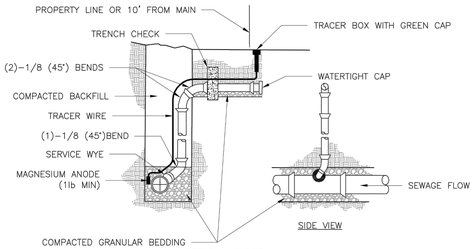
TYPICAL CONCRETE PAVEMENT - JOINT DETAILS



INTEGRAL CURB/SIDEWALK DETAIL



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

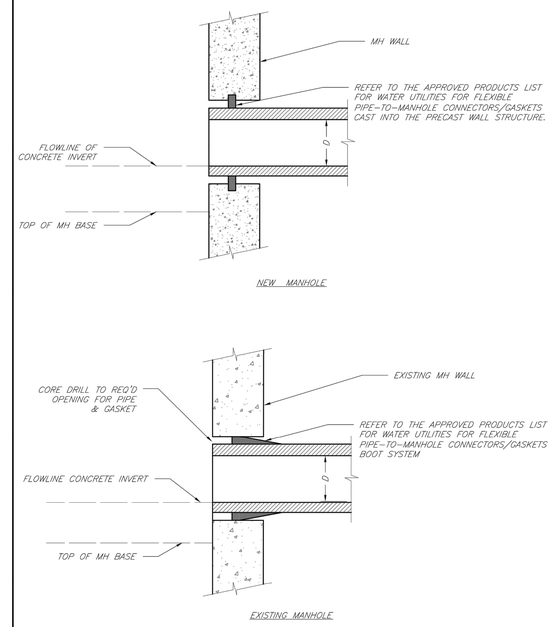
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. 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.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #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.
7. 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.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. 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: 04/17
Drawn By: MJF
Checked By: DL

SAN-1



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

MANHOLE WALL CONNECTIONS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-5
Rev: 1/14
Rev:

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	06/25/2021
PROJ. NUMBER:	20-261

SITE DETAILS

SHEET
C7.3

AFA	15 EA.	Acer x freemanii 'Armstrong'	Armstrong Maple	2.5" Cal.	B&B
QRR	6 EA.	Quercus robur x bicolor(aka x warei) 'Long'	Regal Prince Oak	2.5" Cal.	B&B
TAR	5 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
ZSM	13 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B
EVERGREEN TREES					
JCSP	8 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	6' Ht.	B&B
JVC	8 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PS	8 EA.	Pinus strobus	White Pine	6' ht.	B&B
ORNAMENTAL TREES					
AGA	5 EA.	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal. & 8' Ht.	B&B
SRI	5 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B
SHRUBS					
BSW	28 EA.	Buxus sinica var. insularis 'Wintergreen' fka a microphylla var.	Wintergreen Boxwood	5 gal.	Cont.
CSA	14 EA.	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	5 gal.	Cont.
JVG	31 EA.	Juniperus virginana 'Grey Owl'	Grey Owl Juniper	5 gal.	Cont.
VCK	8 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.
GRASSES					
CAK	11 EA.	Calamagrstis x acutifolia 'Karl Foerster'	Karl Foerster Grass	2 gal.	Cont.

NOTE: MODIFICATION REQUESTED FOR PLANT SIZES

NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
15. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

LANDSCAPE DATA LOT 1 ONLY

STREET FRONTAGE LANDSCAPE

LAKEWOOD WAY TREES REQUIRED(1 PER 30')(169.12'/30')	6 TREES
LAKEWOOD WAY TREES PROVIDED	6 NEW TREES
PORT DRIVE TREES REQUIRED(1 PER 30')(294.05'/30')	10 TREES
PORT DRIVE TREES PROVIDED	11 NEW TREES
LAKEWOOD WAY SHRUBS REQUIRED(1 PER 20')(169.12'/20')	9 SHRUBS
LAKEWOOD WAY SHRUBS PROVIDED	9 SHRUBS
PORT DRIVE SHRUBS REQUIRED(1 PER 20')(294.05'/20')	15 SHRUBS
PORT DRIVE SHRUBS PROVIDED	15 SHRUBS (IN PARKING LOT SCREEN)

SITE LANDSCAPE REQUIRED

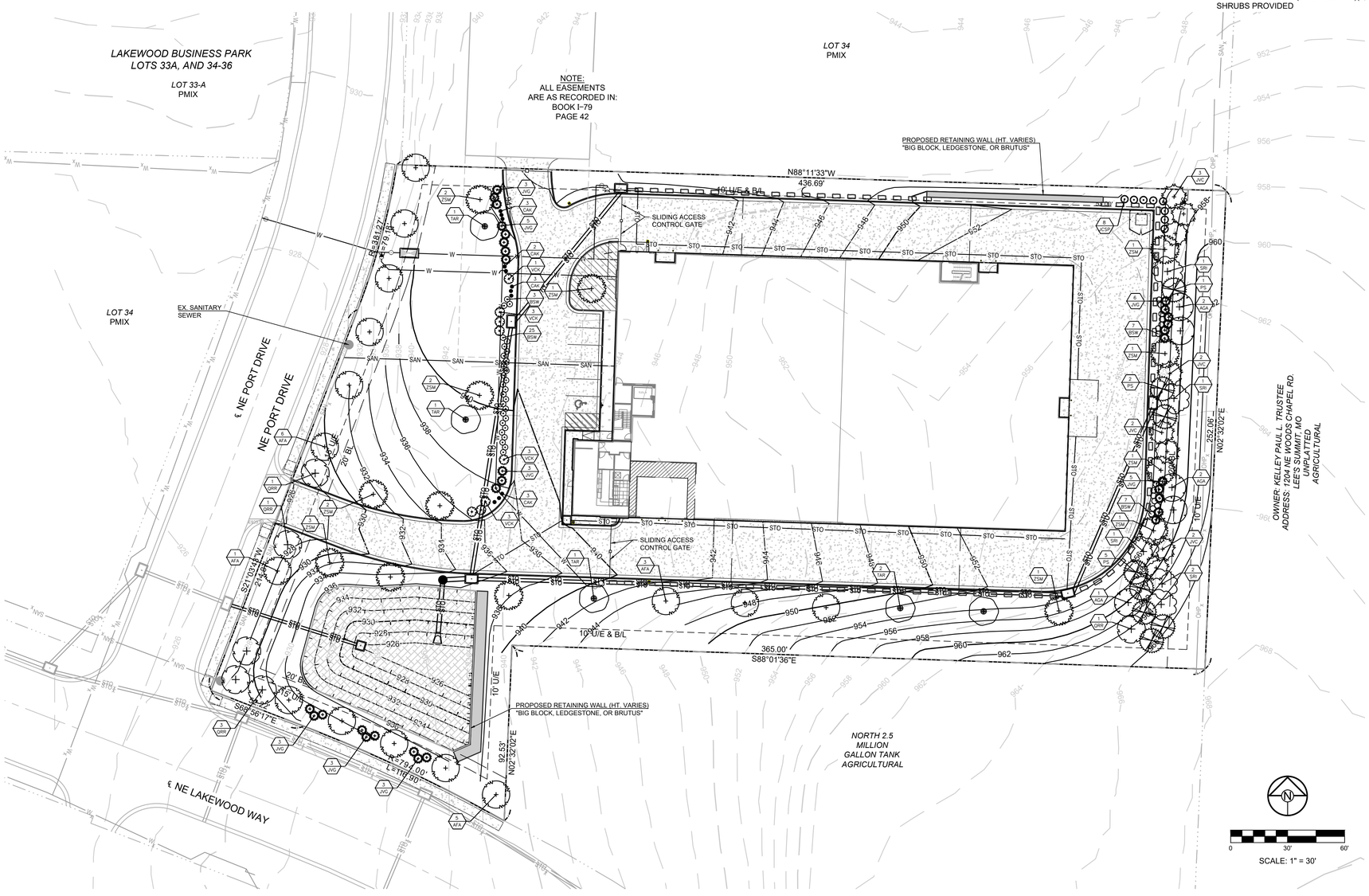
TREES REQUIRED (1 PER 5,000 S.F OF OPEN SPACE)(93,083/5000)	19 TREES
TREES PROVIDED	19 TREES (3 IN BUFFER SCREEN)
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA)(93,083/5000X2)	37 SHRUBS
SHRUBS PROVIDED	37 SHRUBS (25 IN BUFFER, 12 IN FRONT)

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(2741.0 x 0.05)	138 S.F.
LANDSCAPE AREA PROVIDED	738.0 S.F.
TREES REQUIRED (1 PER ISLAND)	1 TREE
TREES PROVIDED	1 TREE
SCREENING (2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)	58 SHRUBS (12 FROM OPEN SPACE, 15 FROM LAKEWOOD WAY)

MEDIUM IMPACT LANDSCAPE BUFFER- EAST BOUNDARY

TREES REQUIRED (1 PER 1,000 S.F.)(5,041/1,000)	5 TREES
TREES PROVIDED	5 TREES (3 FROM OPEN SPACE)
ORNAMENTAL TREES REQUIRED (1 PER 500 S.F.)(5,041/500)	10 TREES
ORNAMENTAL TREES PROVIDED	10 TREES
EVERGREEN TREES REQUIRED (1 PER 300 S.F.)(5,041/300)	17 TREES
EVERGREEN TREES PROVIDED	17 TREES
SHRUBS REQUIRED (1 PER 200 S.F.)(5,041/200)	25 SHRUBS
SHRUBS PROVIDED	25 SHRUBS (25 FROM OPEN SPACE)



PARKING LOT LANDSCAPING BED

BIORETENTION PONDING AREA

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

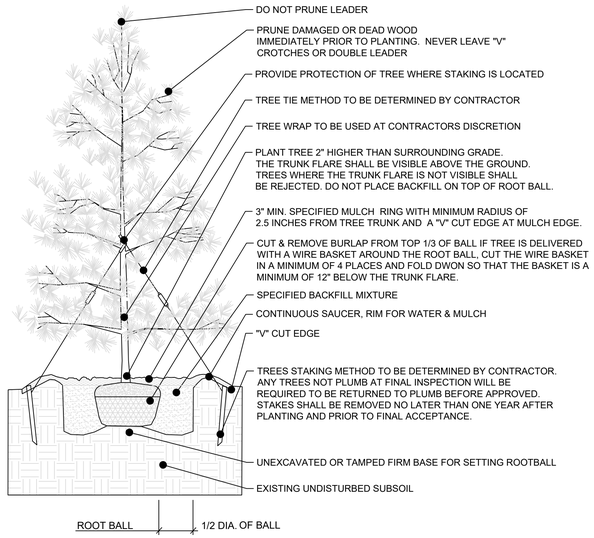
LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

DRAWN BY: RPM
CHECKED BY: JTS
DATE PREPARED: 06/25/2021
PROJ. NUMBER: 20-261

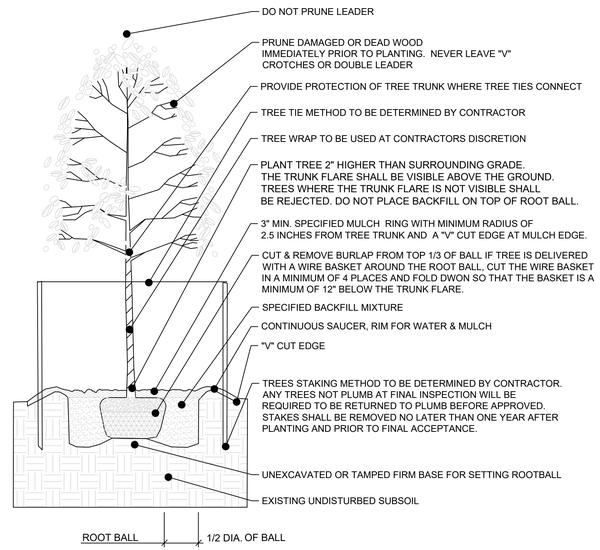
LANDSCAPE PLAN

SHEET
L1.0



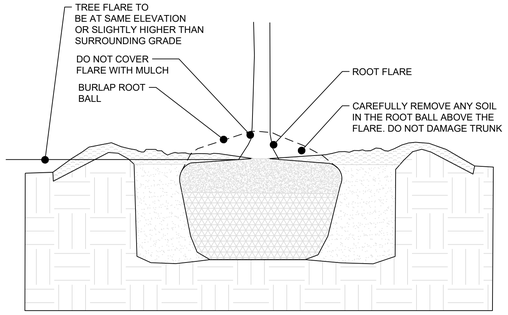
TYP. EVERGREEN PLANTING & GUYING

NO SCALE



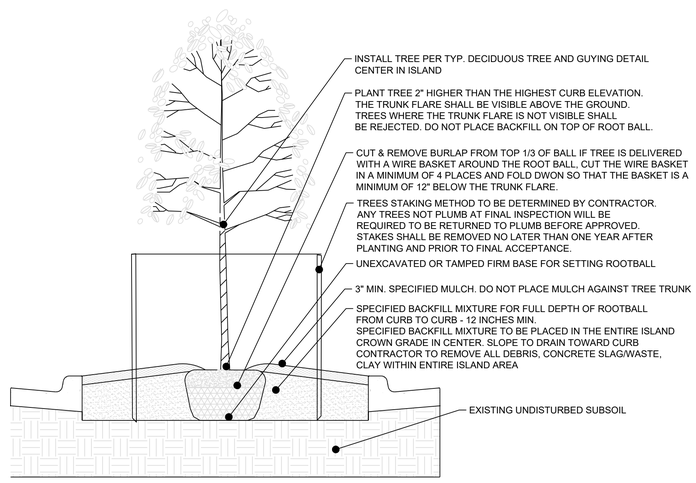
2 TYP. DECIDUOUS PLANTING & GUYING

NO SCALE



TYP. TREE PLANTING DEPTH

NO SCALE



TYP. PARKING LOT ISLAND PLANTING

NO SCALE

1. All trees shall comply with State and Federal regulations. Trees should be obtained from local sources but must meet the quaility guidelines herein. Trees transported from out of the region shall meet all State and Federal regulations and be certified to be disease and insect free.
2. Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
3. All trees shall be nursery-grown.
4. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the following:
5. Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
6. Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
7. Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
8. Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
   a.) Main branches shall be distributed along the central leader not clustered together. Potential main branches shall be evenly spaced and have appropriate space between them. They shall form a balanced crown appropriate for the cultivar/species.
   b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
   c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
   d.) Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
   e.) The attachment of scaffold branches shall be free of included bark.
9. Branch structure: The better quality, large-maturing shade trees (lower extreme left) have all branches less than about two-thirds the trunk diameter. Poor quality shade trees (lower left center) have larger upright branches. Trees such as crape myrtle and other small-maturing trees can have several trunks. Trees with extensive defects in branches such as cracks and included bark (lower right) represent lesser quality than trees free of these potential problems. Included bark can be seen between the two arrows below. Branches with bark inclusions are weakly attached to the tree and can split easy.
10. Evergreen branch structure: The branch pattern should dense, symmetrical and the branch stems should be evenly spaced completely around the trunk. The branches shall extend to within 12 inches of the ground and be along the full length of the trunk. Trees which are not symmetrical or that have an "open area" will be rejected. For structural integrity on evergreen trees, all side branches should be less than half the diameter of the adjacent trunk (less than one-third is preferred).
11. Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
12. Evergreen tree trunk: Evergreen trees shall have a single trunck that isstraight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury). Codominant trunks (trunks of similar size) will not be accepted.
13. Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
14. Central Leader: **Trees shall have a single(one), relatively straight central leader** and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least ½ (one-half) the diameter of the original leader just below the pruning point shall be present. All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings. If the central leader is broken or damaged during delivery or installation the tree shall be rejected and removed from the site. If the central leader dies wihin the warranty period the tree shall be replaced at the end of the warranty period.
15. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
16. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
17. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
18. The roots shall be reasonably free of scrapes, broken or split wood.
19. The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
20. A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
21. Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
22. The root collar shall be within the upper 1 inch of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball. Any excess soil shall be removed from the root ball so that the root flare is visible as indicated in the "Planting Depth Detail". The root collar shall be visible above the mulch layer.
23. The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
24. Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
25. At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

SCHLAGEL
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35
FINAL DEVELOPMENT PLANS
4101 NE PORT DRIVE LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1	
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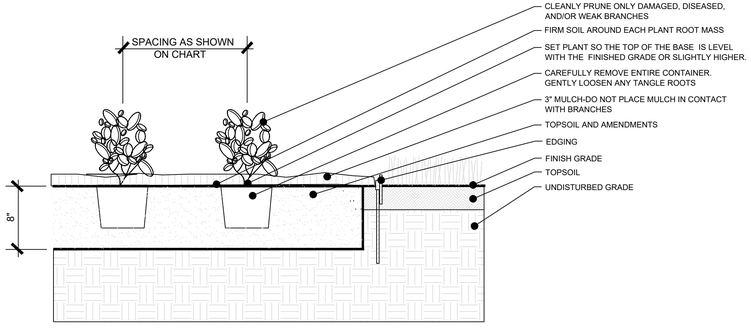
8	

DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	06/25/2021
PROJ. NUMBER:	20-261

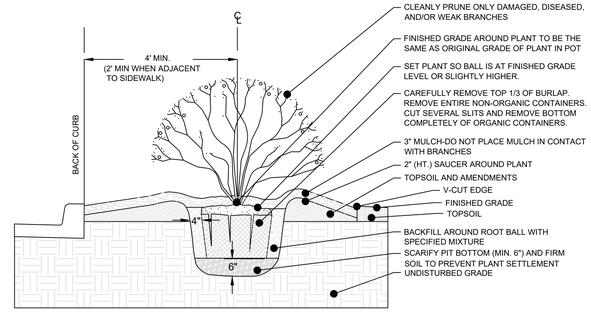
LANDSCAPE DETAILS

SHEET
L2.0



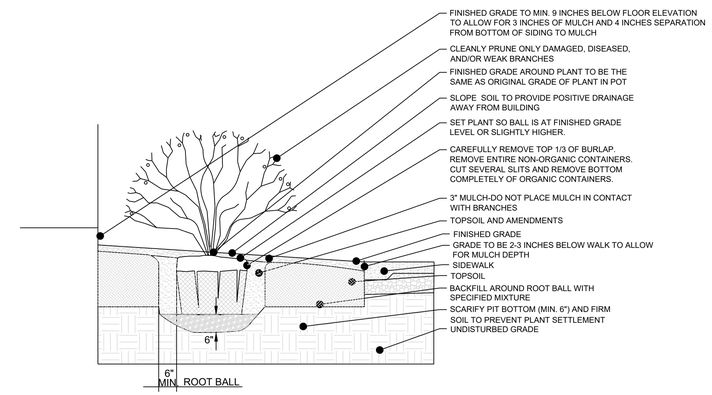
TYP. ANNUAL/PERENNIAL PLANTING

NO SCALE



TYP. SHRUB PLANTING ADJACENT TO CURB

NO SCALE



TYP. SHRUB PLANTING ADJACENT TO BUILDING

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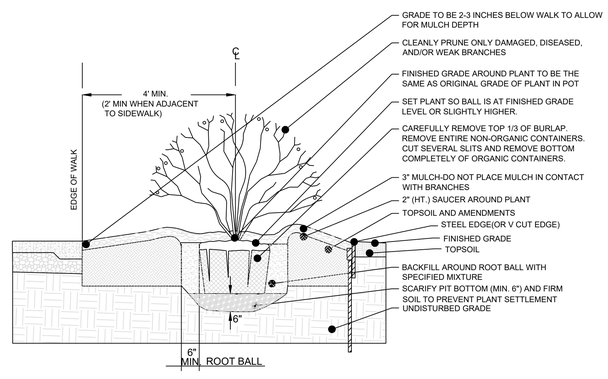
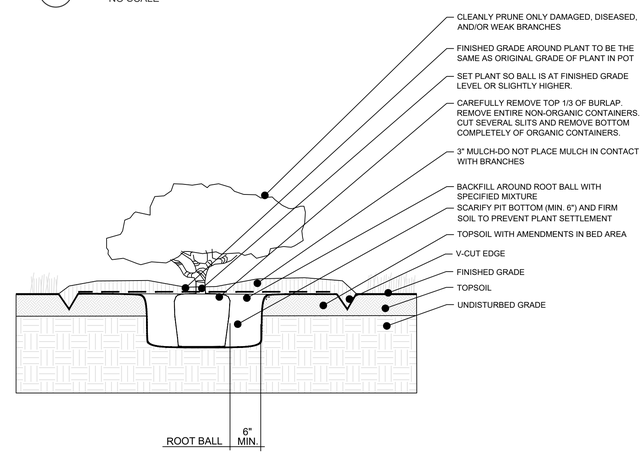


TYP. SHRUB PLANTING ADJACENT TO WALK

NO SCALE



TYP. SHRUB BED IN LAWN DETAIL

NO SCALE

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SHEET
L2.1