

**FINAL DEVELOPMENT PLAN**  
**FOR**  
**LEE'S SUMMIT CMG SHELL**  
**IN THE CITY OF LEE'S SUMMIT**  
**JACKSON COUNTY, MISSOURI**

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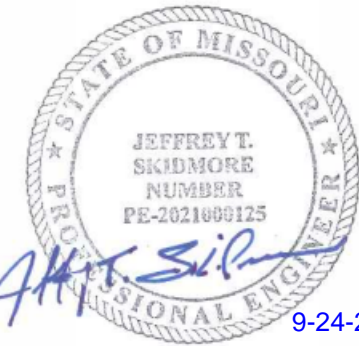
PUBLIC WATER S

Mark Schaufler  
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PREPARED BY:

**PREPARED AND SUBMITTED BY:**



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SCHLAGEL & ASSOCIATES, P.A.

**OWNER/DEVELOPER:**

LSPH INVESTORS, LLC (C/O BENSONMETHOD)  
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SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

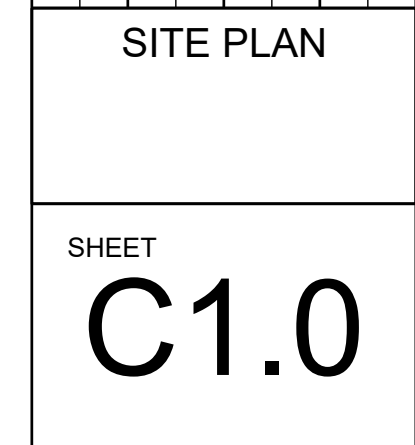
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COVER SHEET

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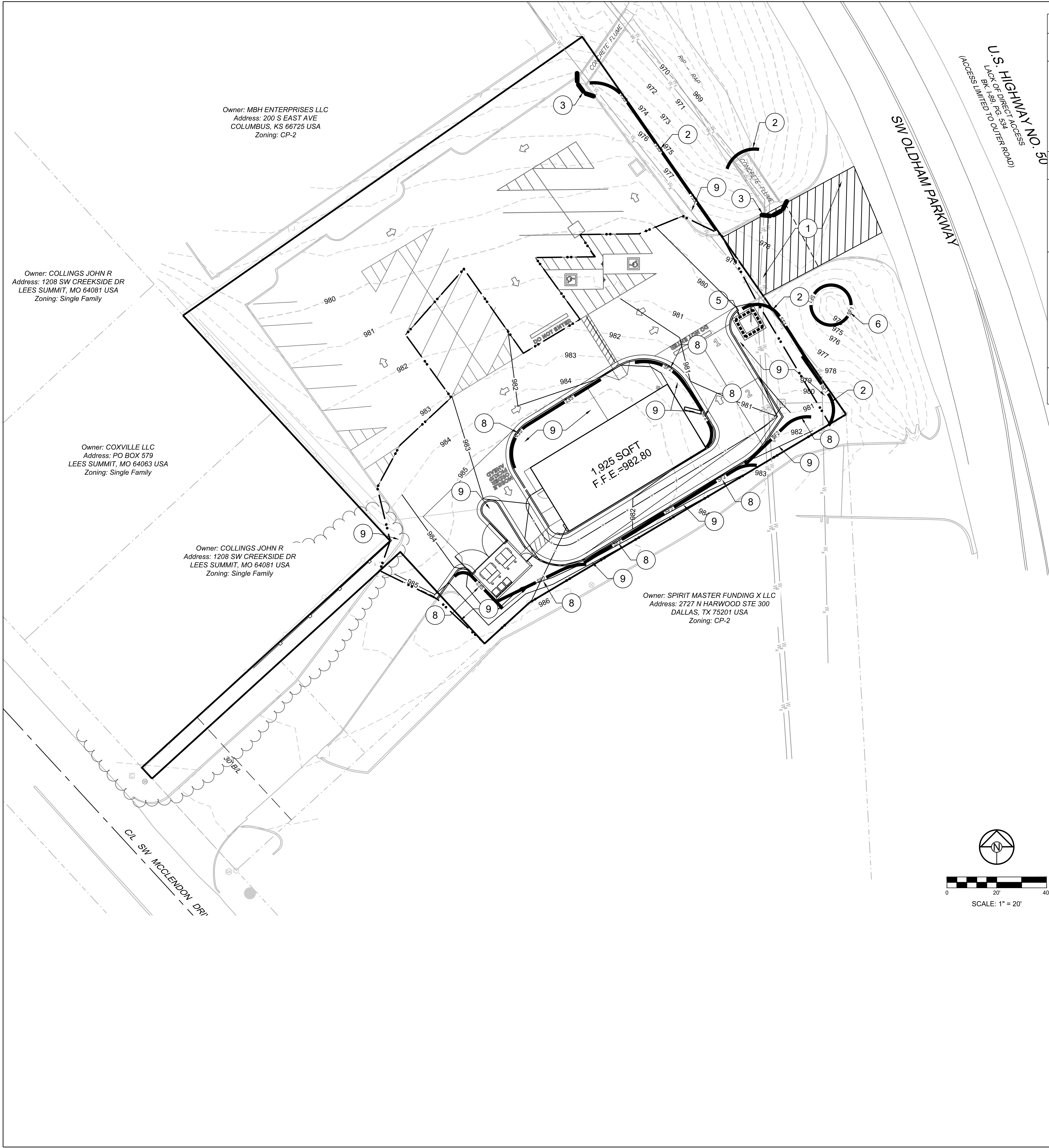












EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	USE EXTG PAVED ENTRANCE FROM OLDHAM PARKWAY - MAINTAIN, REPAIR, OR REPLACE AS NECESSARY UPON COMPLETION OF PROJECT - (SEE SITE PLAN C1.0)
	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 FLUME PROTECTION (GRAVEL INLET FILTERS SOCKS)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND PLACE @ EXTG FLUMES AND MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY
B - MASS GRADING	4	NOT USED	N/A	N/A
C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	6	PIPE INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND EXISTING CULVERT/INLET STRUCTURE & MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY TO PROTECT DOWNSTREAM CHANNEL
D - AFTER PAVING OPERATIONS	7	NOT USED	N/A	N/A
	8	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
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	10			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 0.40 A.C.

SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 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.
- 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 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.
- ALL PERIMETER SILT FENCE, AND CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE THAT IS PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

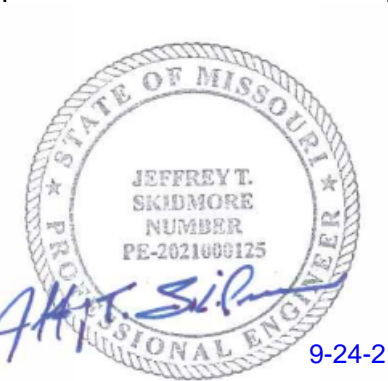
LEGEND	
	TEMP. CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT AREA
	BMP PLAN REF. NO.
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	CONSTRUCTION FENCE
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURE

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215  
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WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certified of Authority  
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



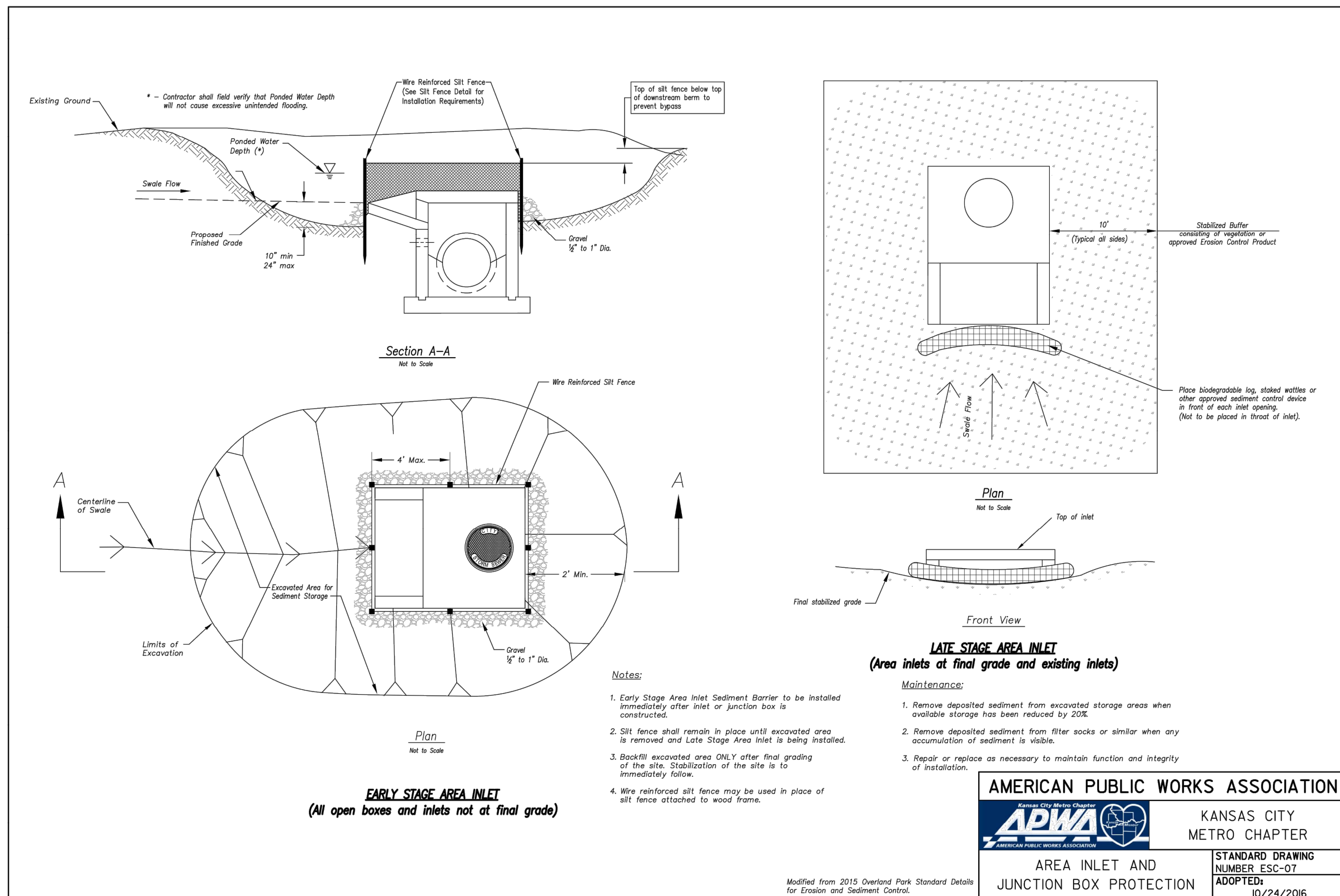
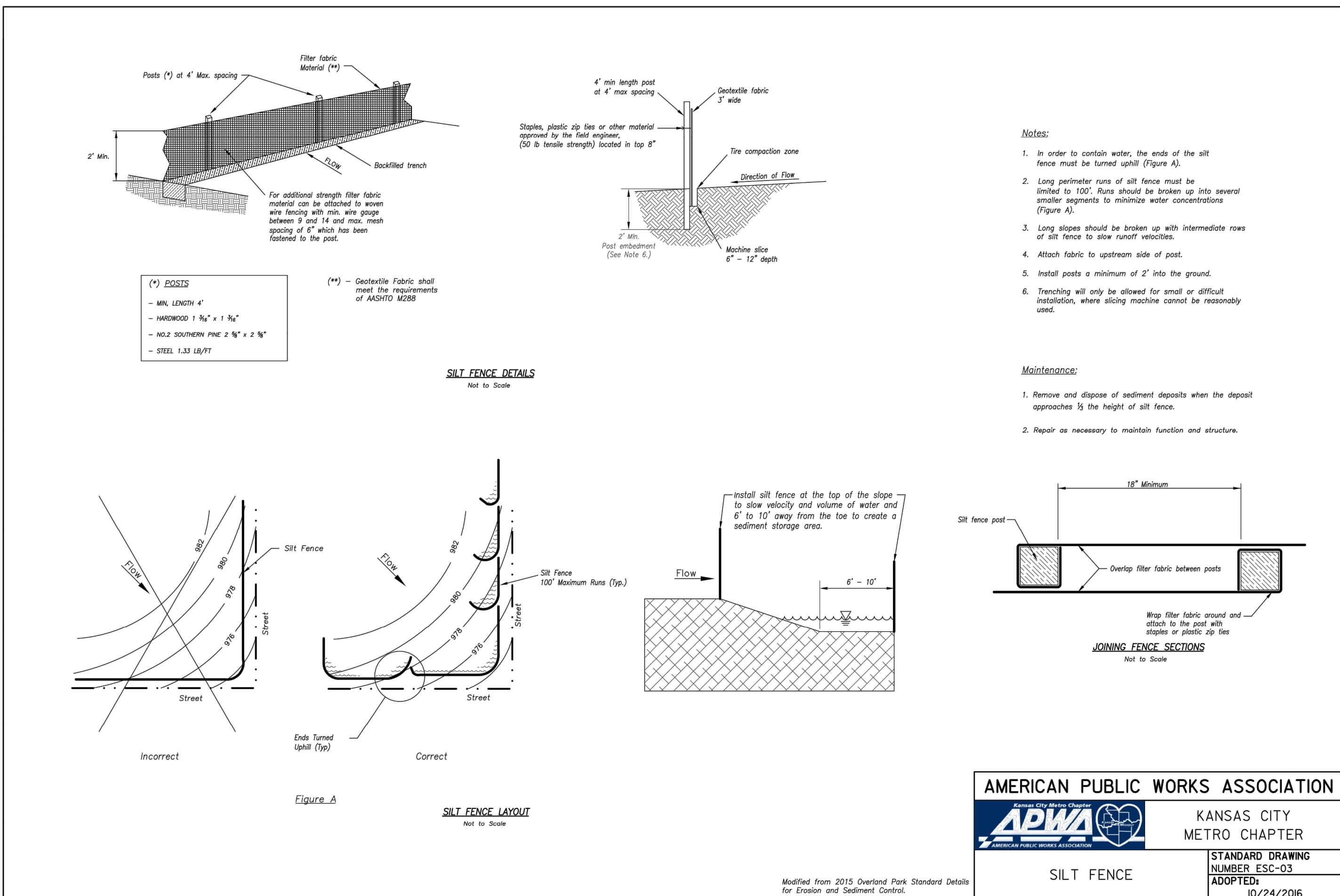
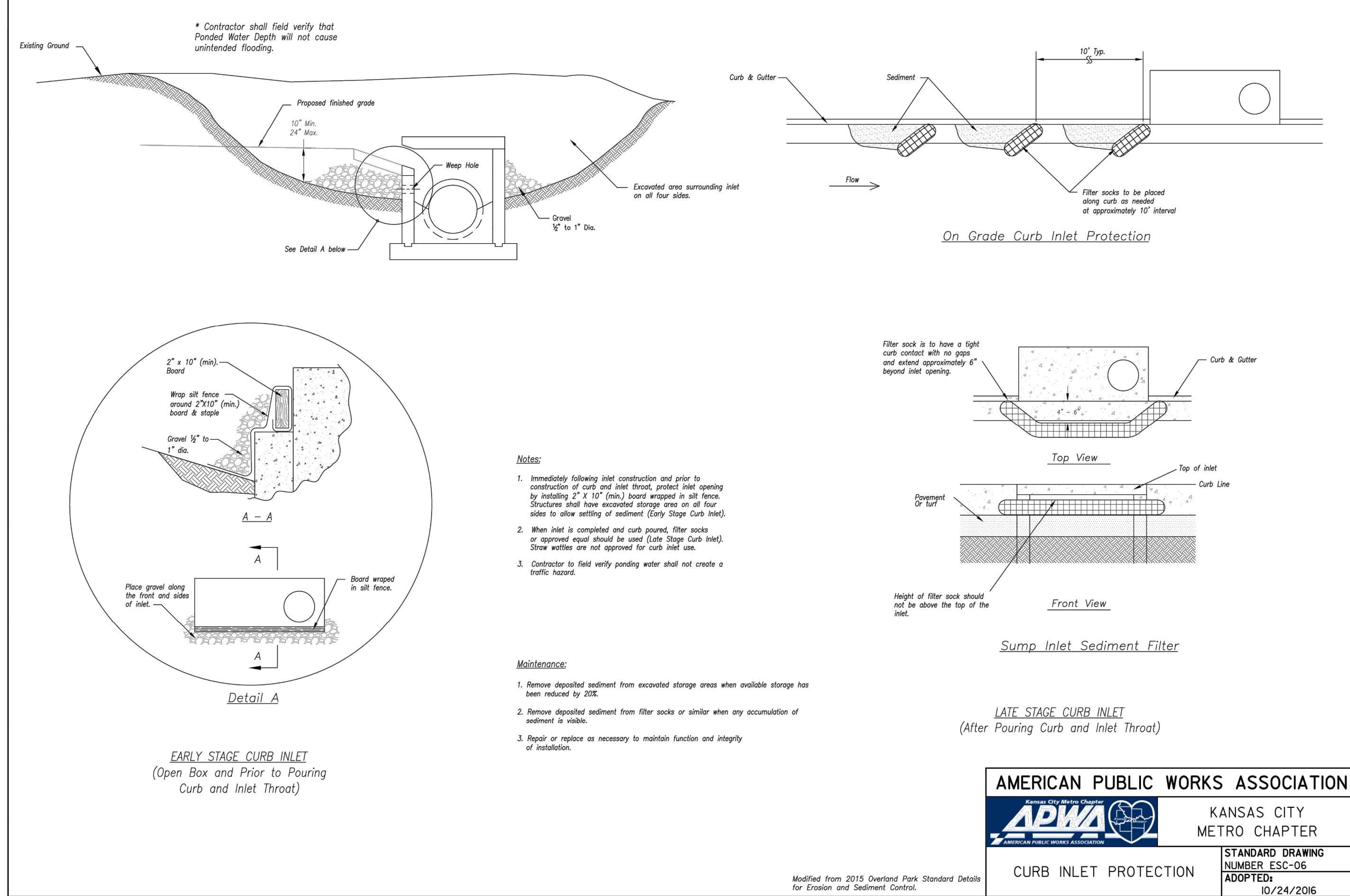
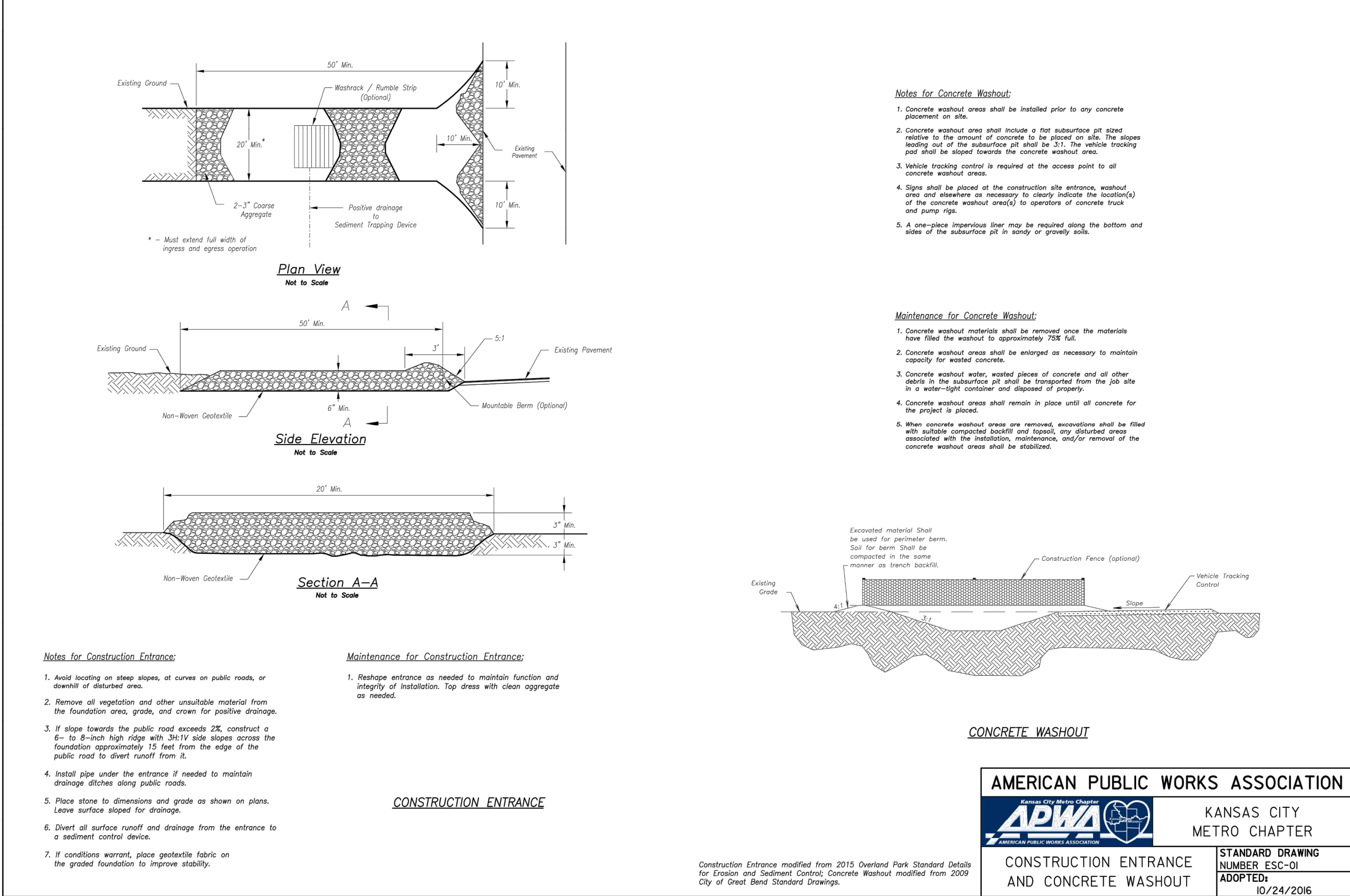
SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
1 9-15-2021	City Planning - FDP Review	JTS		08-25-2021	21-077
2 9-23-2021	City Planning - FDP Review #2		JAB		
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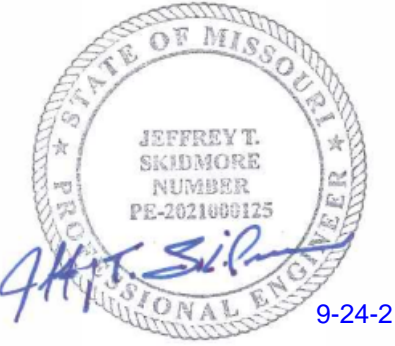
EROSION CONTROL PLAN

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PREPARED BY:



9-24-21

SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN

1103 SW OLDHAM PKWY LEE'S SUMMIT,  
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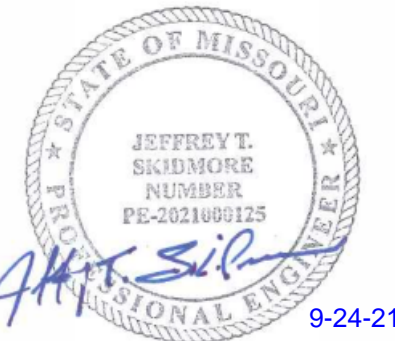
EROSION  
CONTROL  
DETAILS

SHEET

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PREPARED BY:



**UTILITY CONTACTS:**

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Lee's Summit, MO 64086  
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PUBLIC WATER SUPPLY DISTRICT  
Mark Schaulfer  
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Lee's Summit, MO 64063  
(816) 969-1900

**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.



**PROJECT ARCHITECT:**

Red Architecture & Planning  
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589 W. Nationwide Blvd. Suite B  
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email: aarnold@redarchitects.com

**PROJECT ADDRESS:**

1103 SW Oldham Parkway  
Lee's Summit, MO

SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY  
LEE'S SUMMIT, MISSOURI

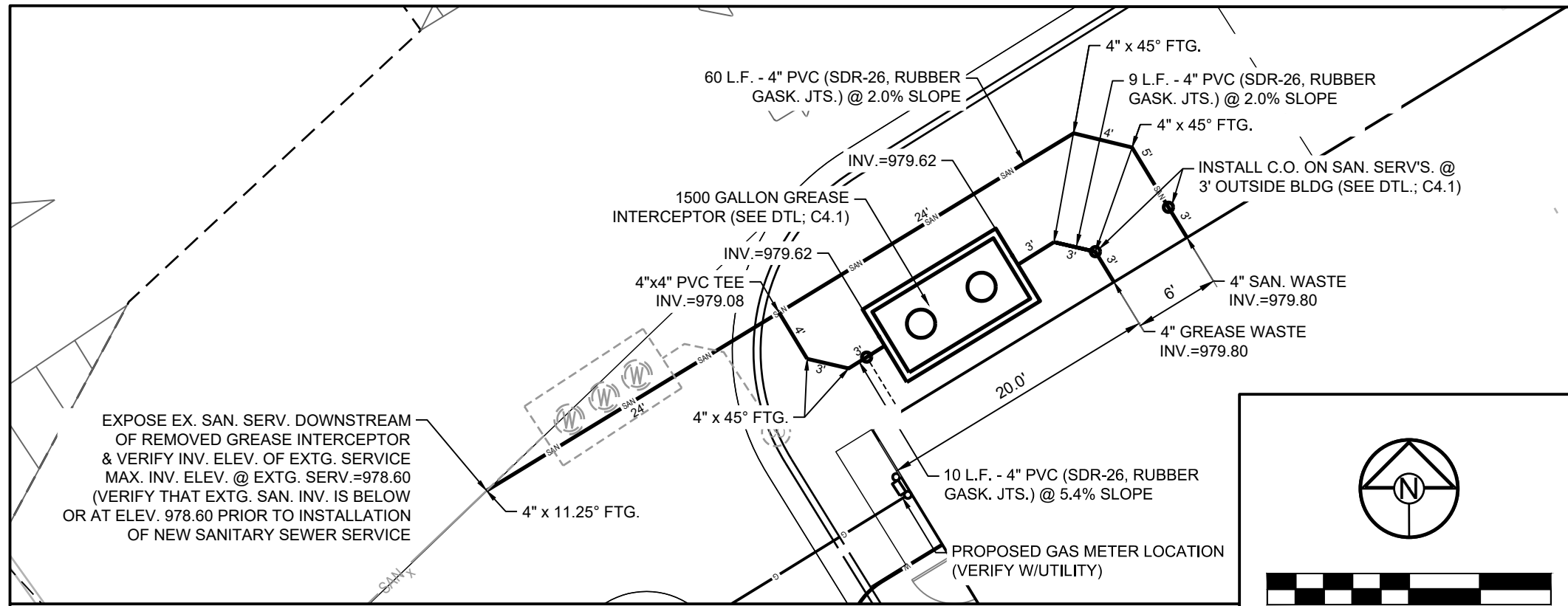
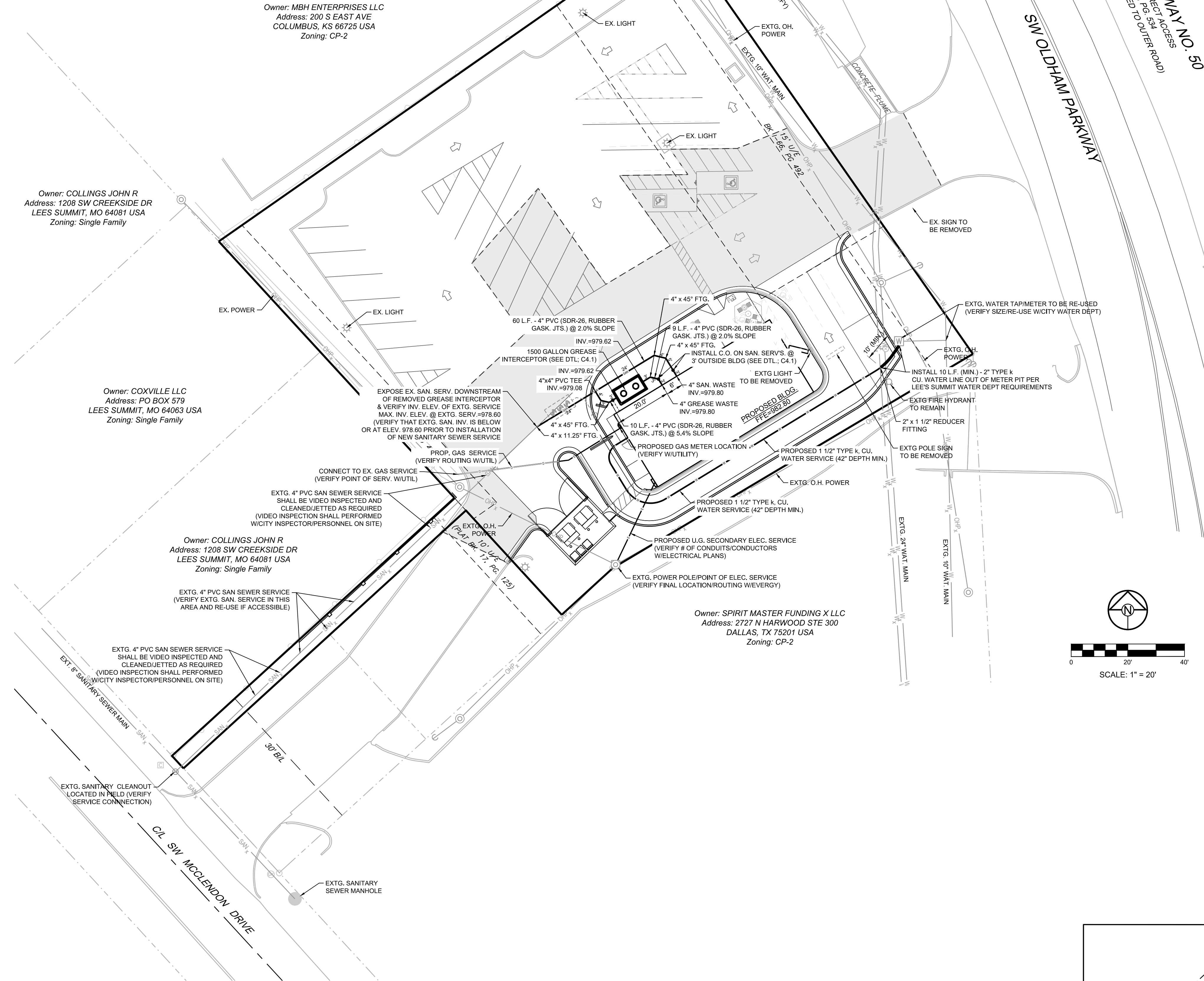
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DRAWN BY: JTS  
CHECKED BY: JAB  
DATE PREPARED: 08-25-2021  
PROJ. NUMBER: 21-1077

UTILITY PLAN

SHEET

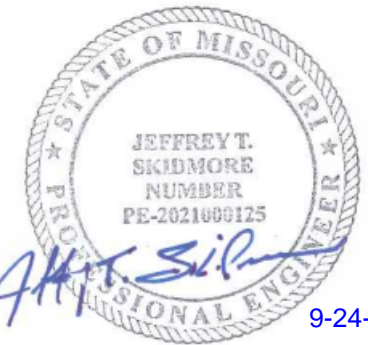
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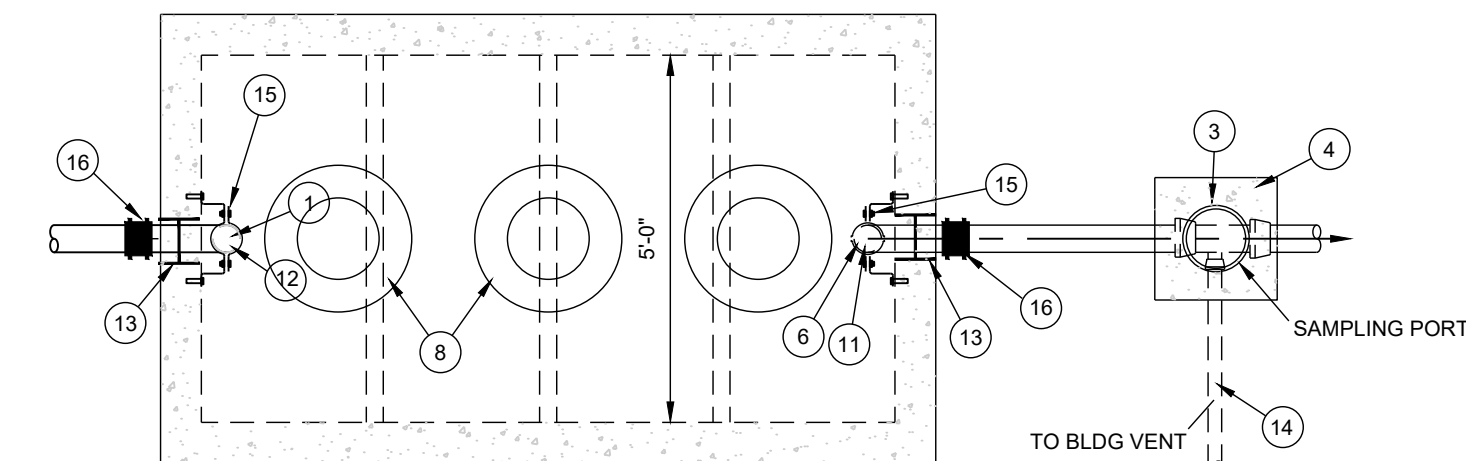
ENLARGED SCALE PLAN @ SANITARY SEWER SERVICE & GREASE INTERECPTOR



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FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

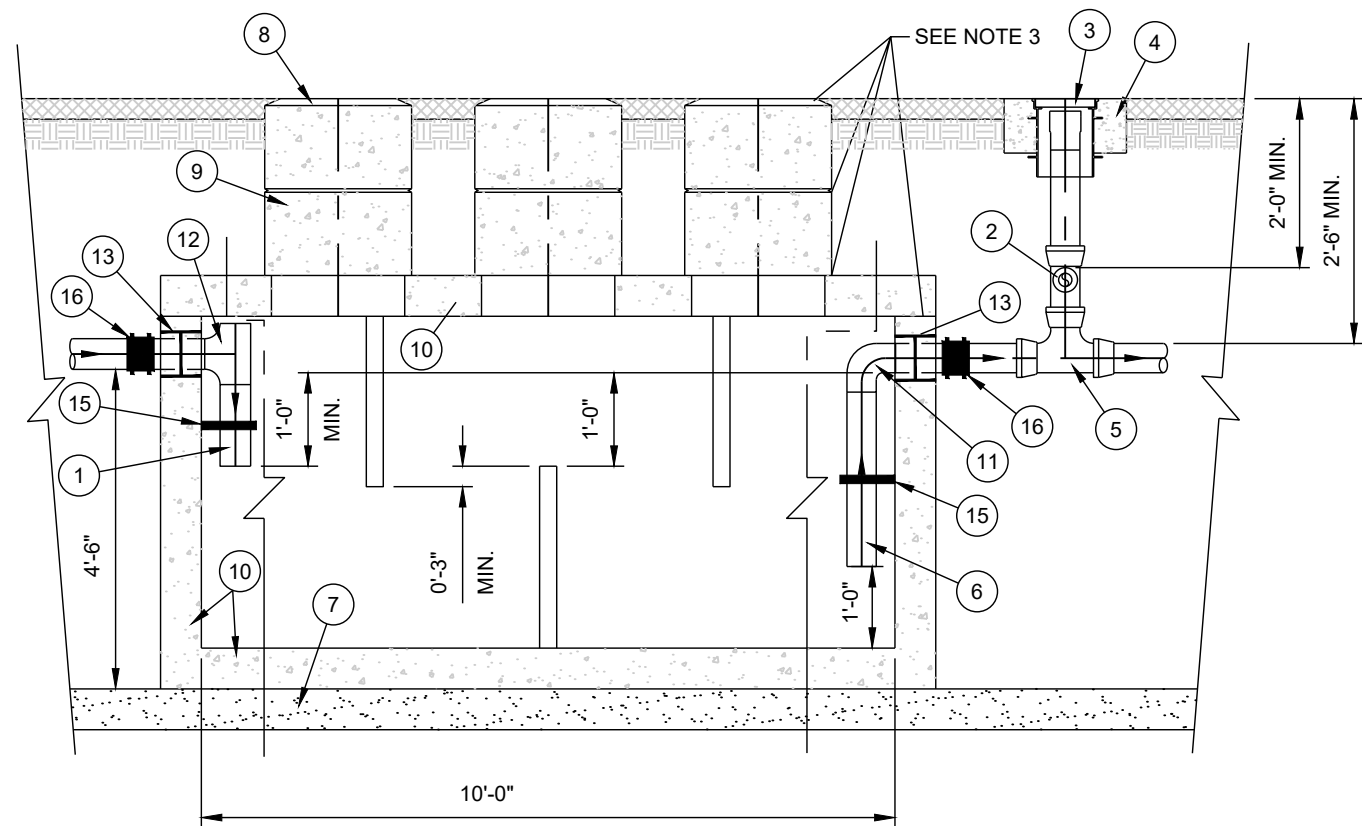


ITEM	DESCRIPTION
1	4" ABS INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" ABS OUTLET*
7	4" - 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" ABS 90° ELBOW*
12	4" ABS TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT AS REQUIRED FOR THE PROJECT)
15	STAINLESS STEEL PIPE SUPPORT CLAMP ****
16	TO JOIN DIS-SIMILAR PIPE; FERNCO STRONG BACK RC COUPLER OR MISSION FLEX-SEAL ARC COUPLER

\* 6" PIPE MAY BE SUBSTITUTED TO MATCH UPSTREAM PIPE DIAMETER.  
\*\* REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET.  
\*\*\* CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL).  
\*\*\*\* FM STAINLESS FASTENERS #63 OR EQUAL, 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" FULLY THREADED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"x1-3/4" SS ANCHORS. CLAMP TO BE FACTORY INSTALLED.

NOTES:

- THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
- INTERCEPTOR SIZE - 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS).
- ALL JOINTS AT THE FRAME & COVER\*, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4" TO 1" INCH-PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".
- PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE ABS WITH SOLVENT-CEMENTED JOINTS. INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE VACUUM TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH IJCW TECHNICAL SPECIFICATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND WITH THE VACUUM PUMP SHUT OFF THE MERCURY SHALL NOT DROP BELOW 9 INCHES WITHIN 1 MINUTE OR BELOW 5 INCHES WITHIN 5 MINUTES.
- 



THIS: GREASE INTERCEPTOR OR SAND/OIL INTERCEPTOR 1500 GAL

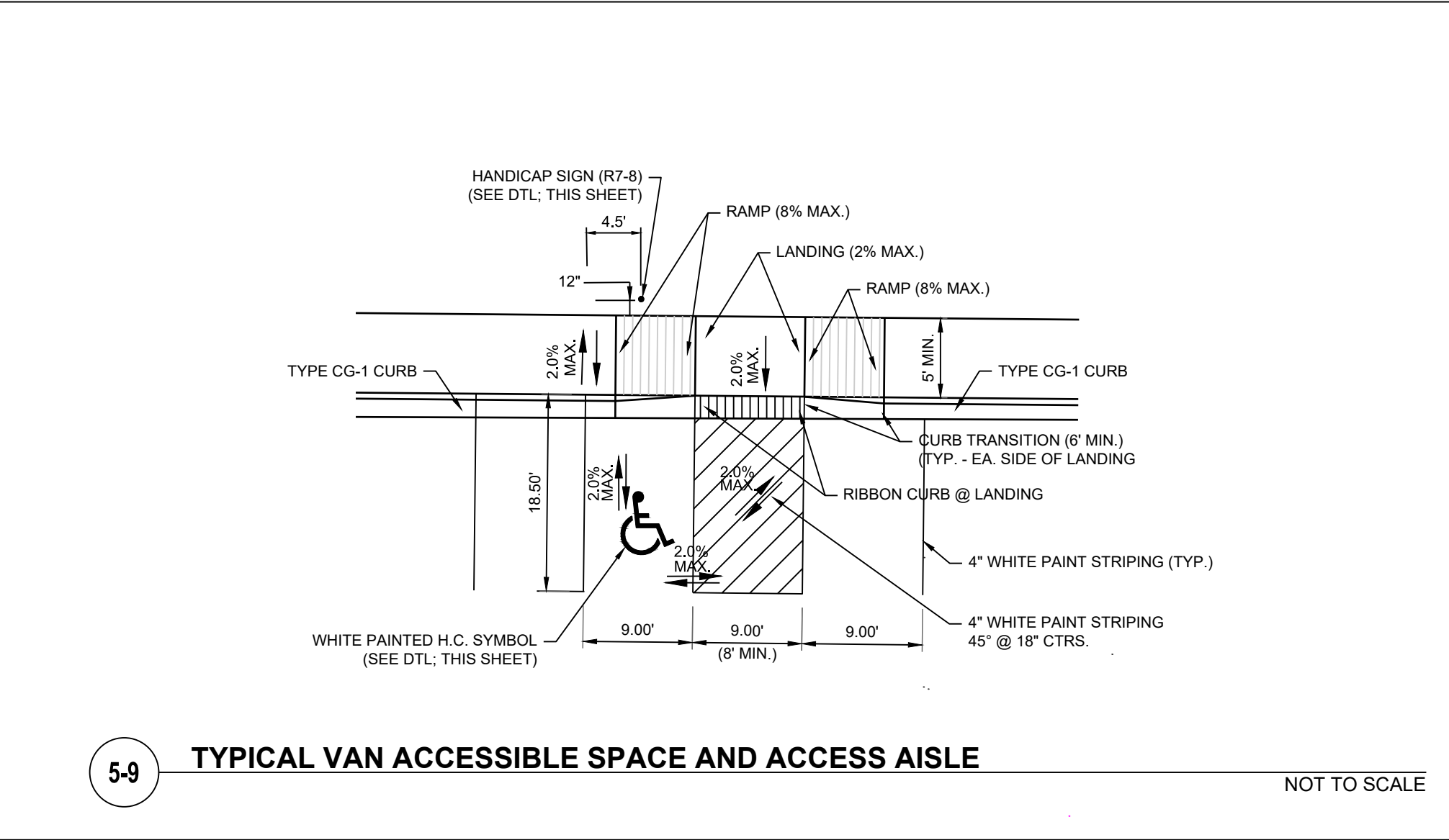
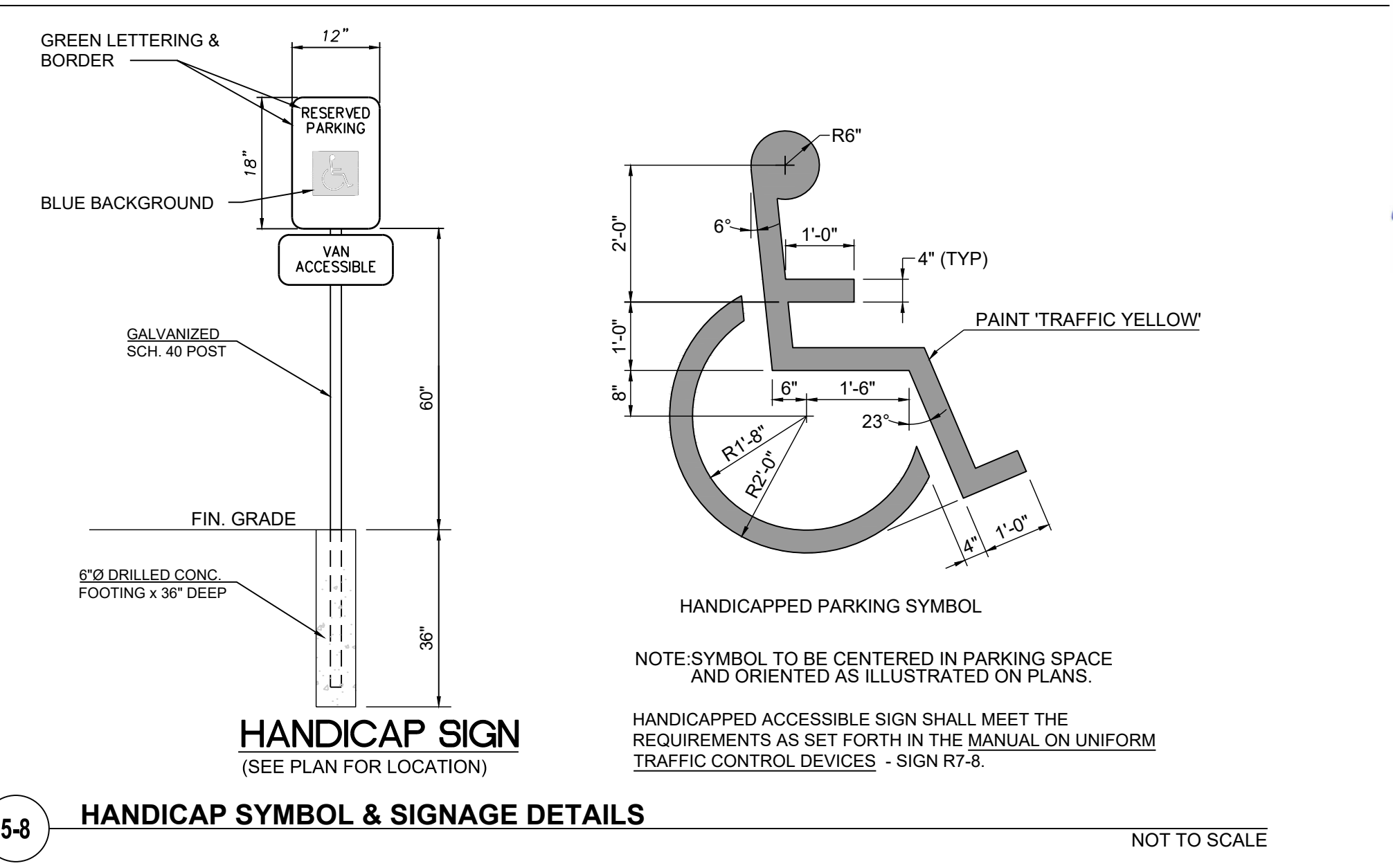
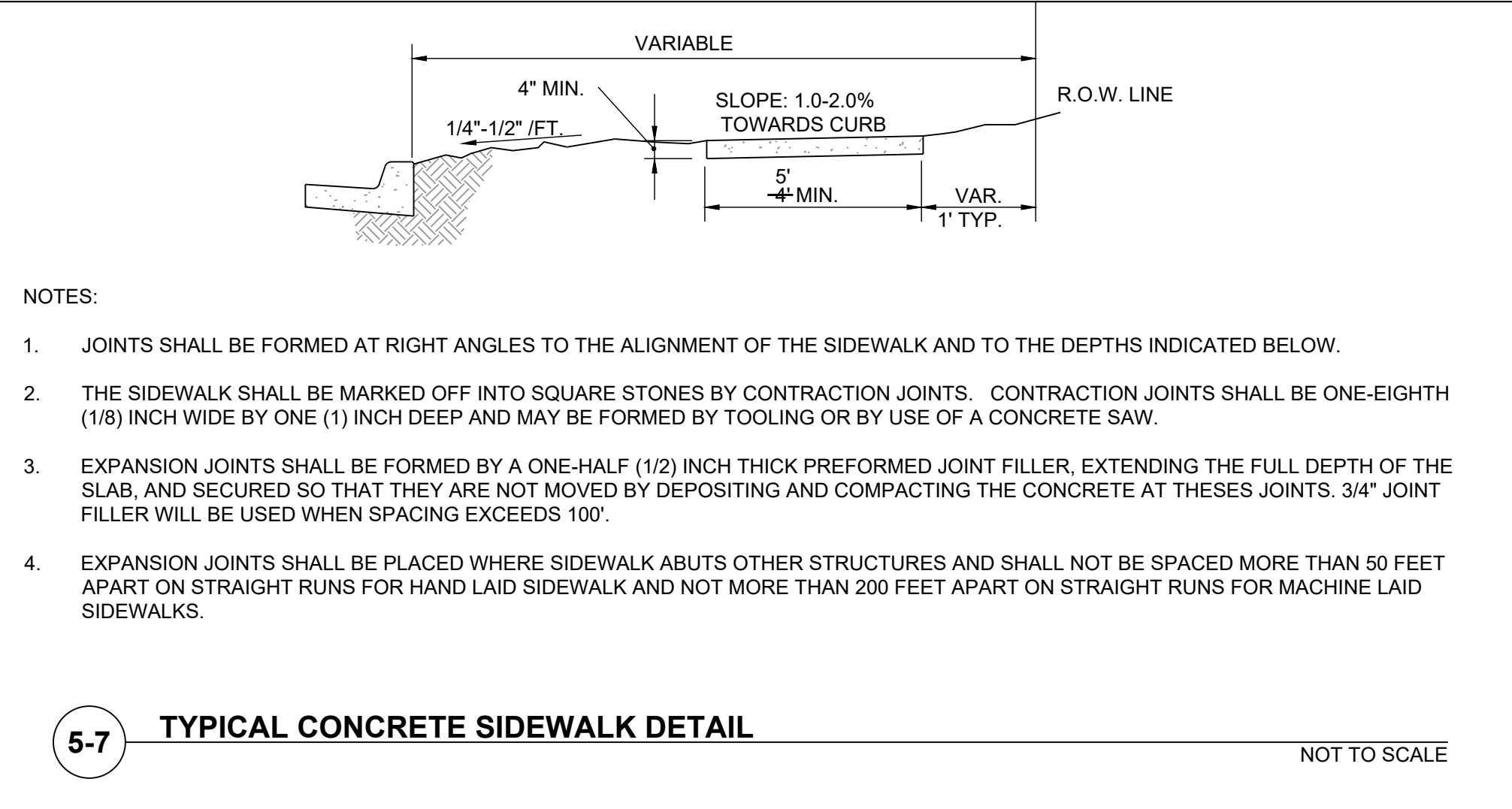
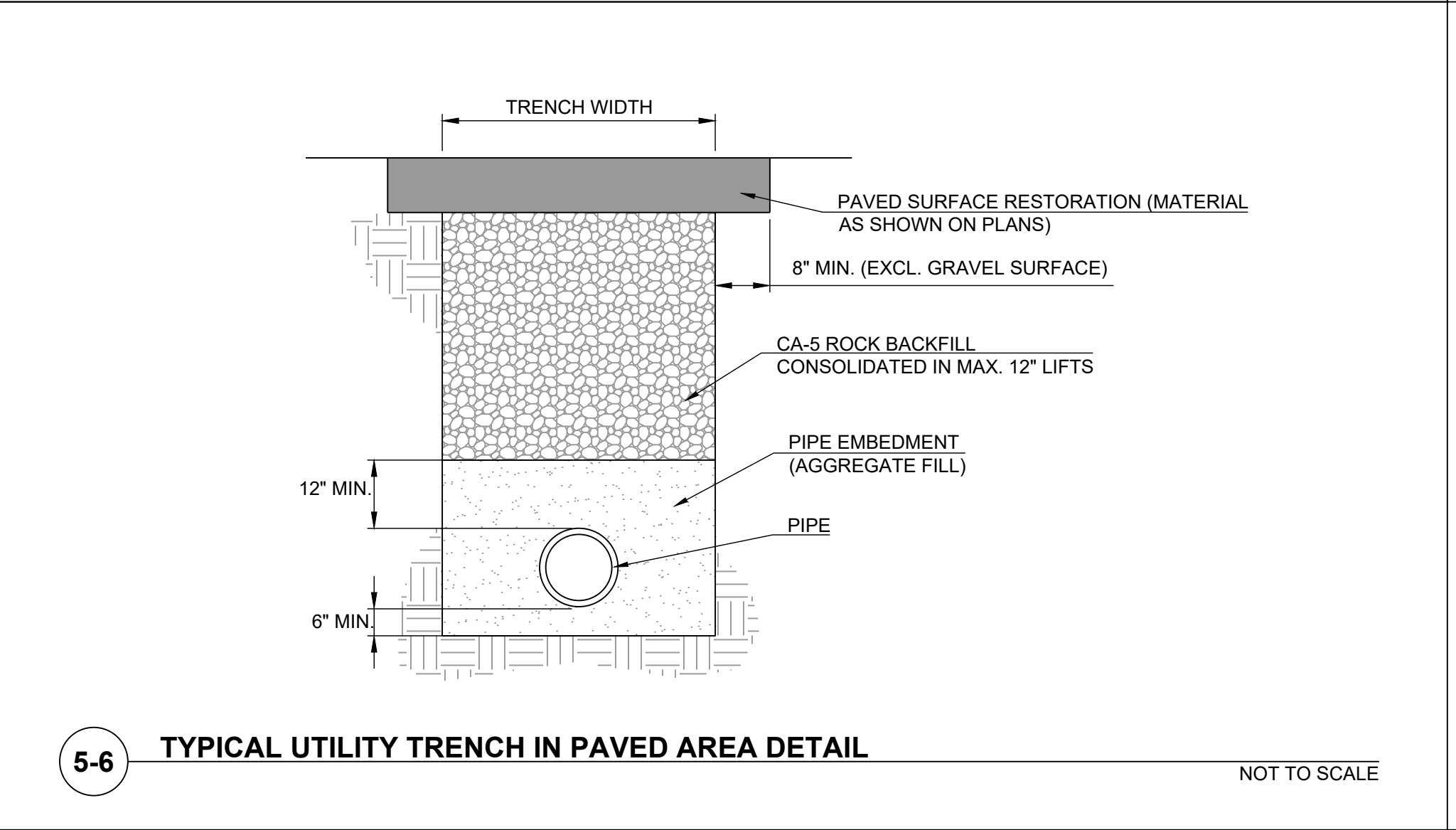
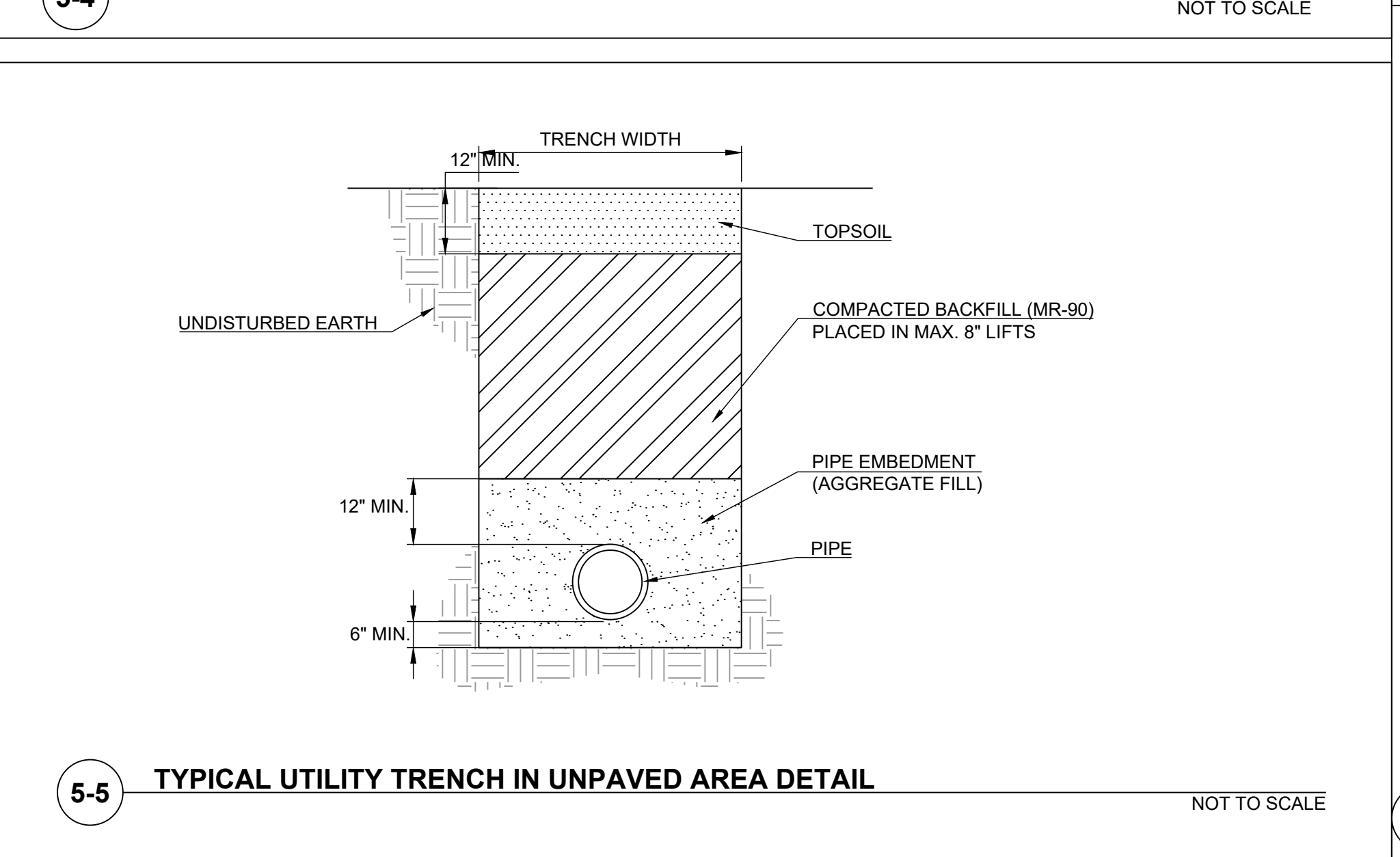
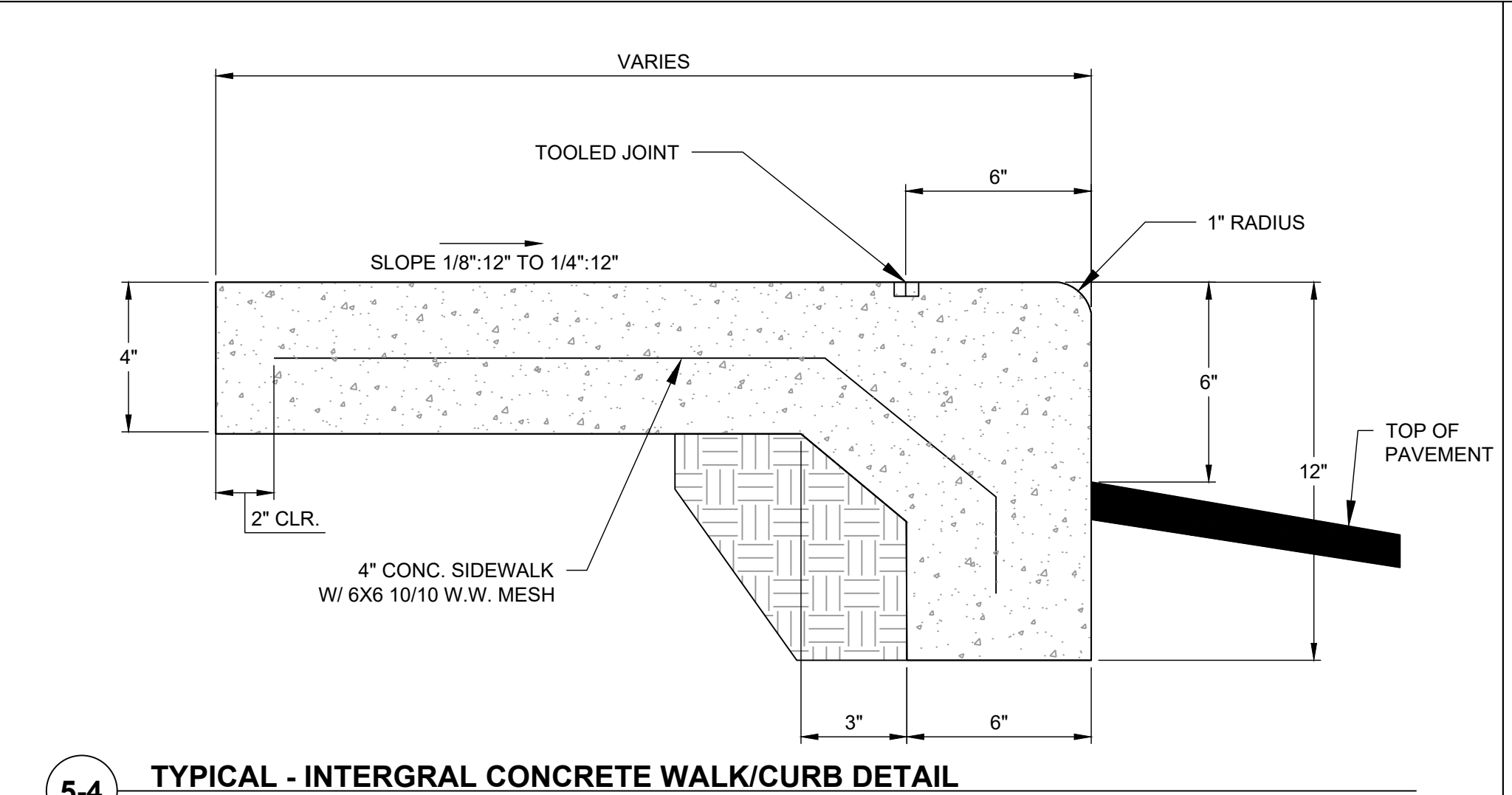
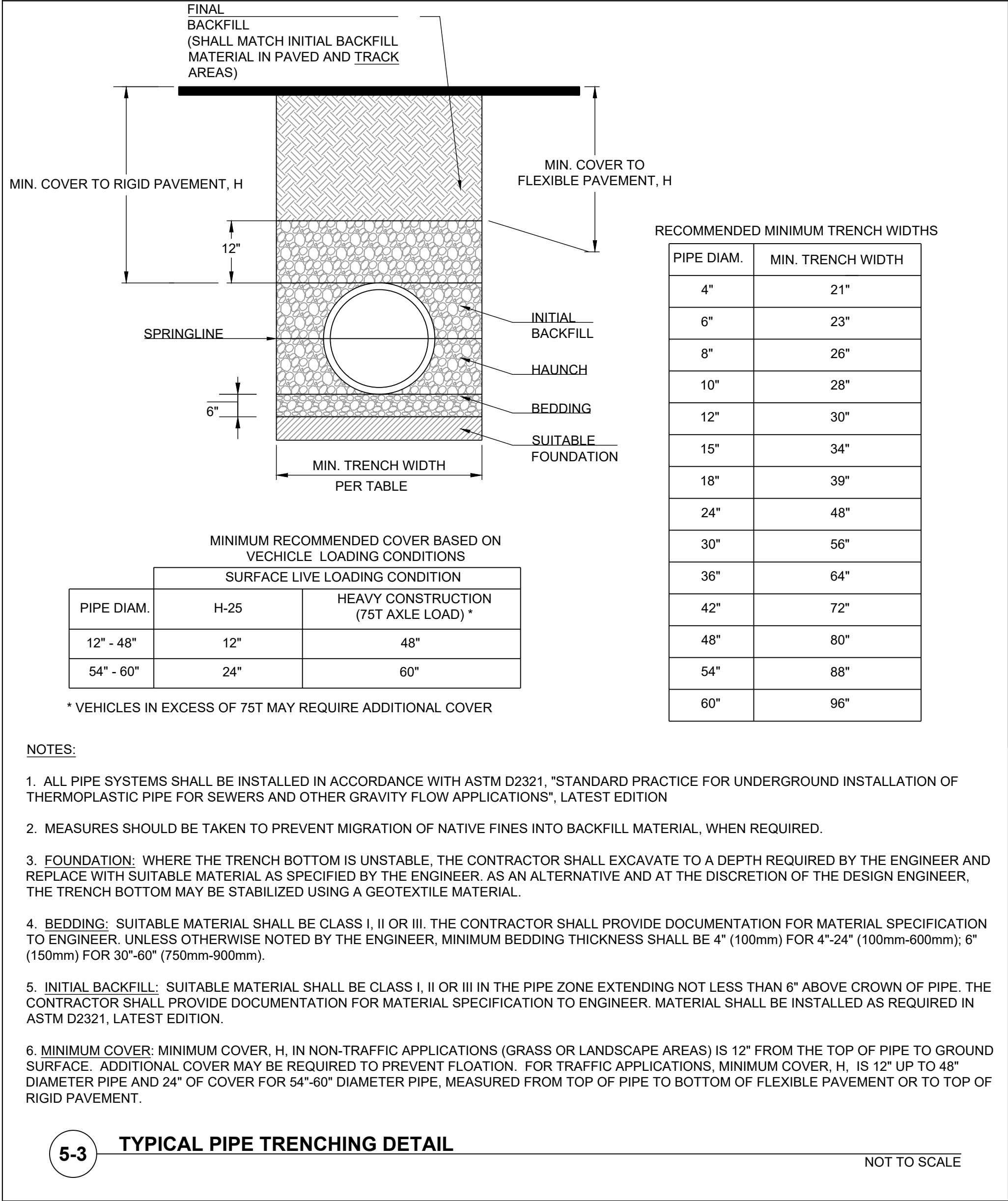
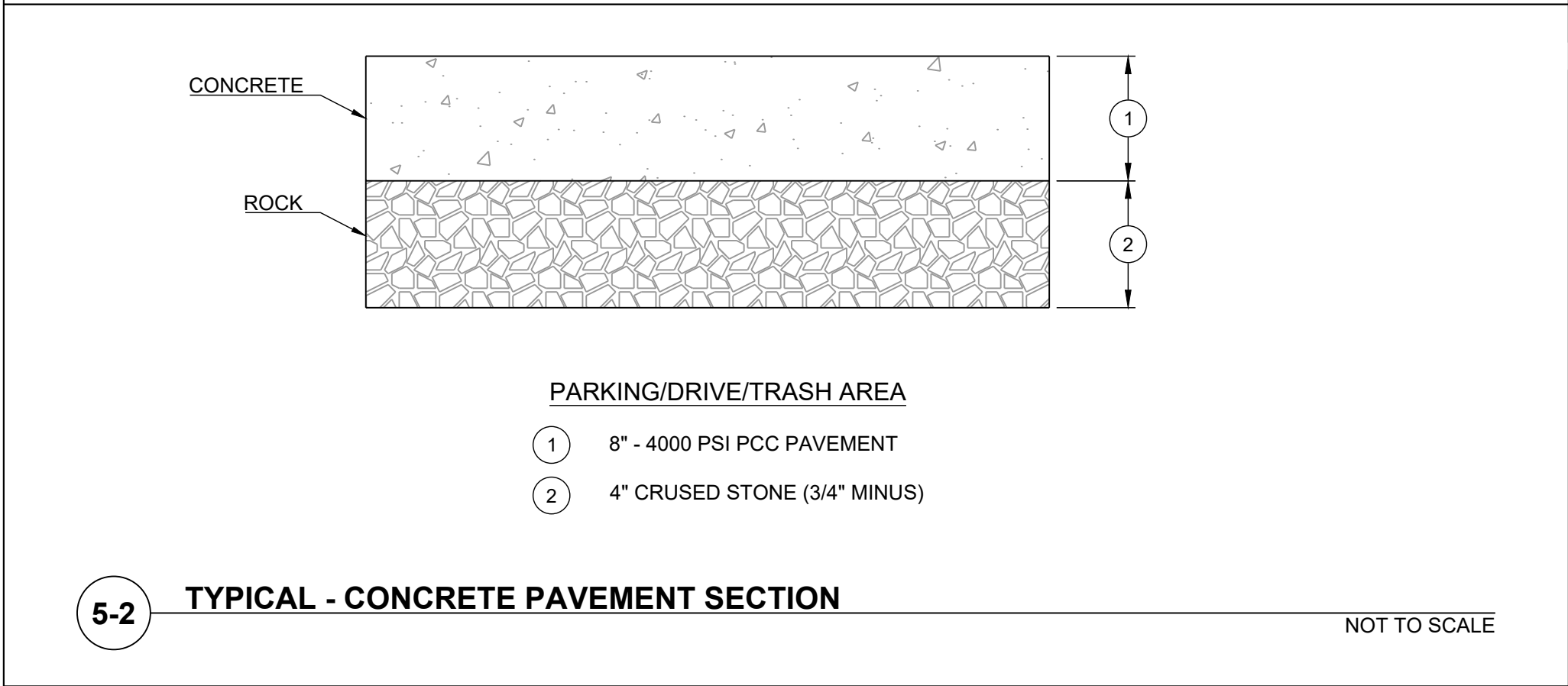
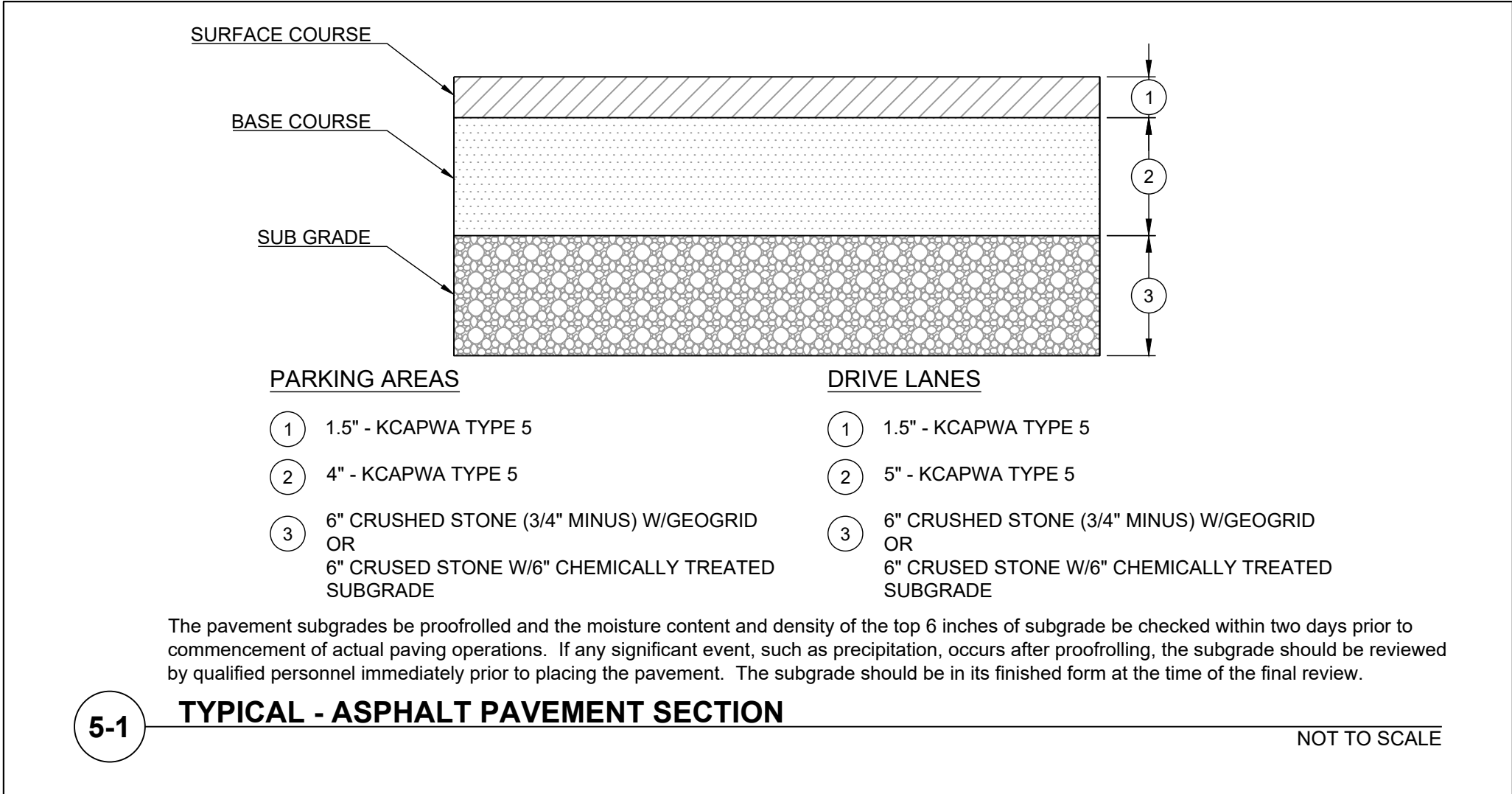
PROJECT: CHIPOTLE - OLDHAM PARKWAY LEE'S SUMMIT, MISSOURI

SITE UTILITY  
DETAILS

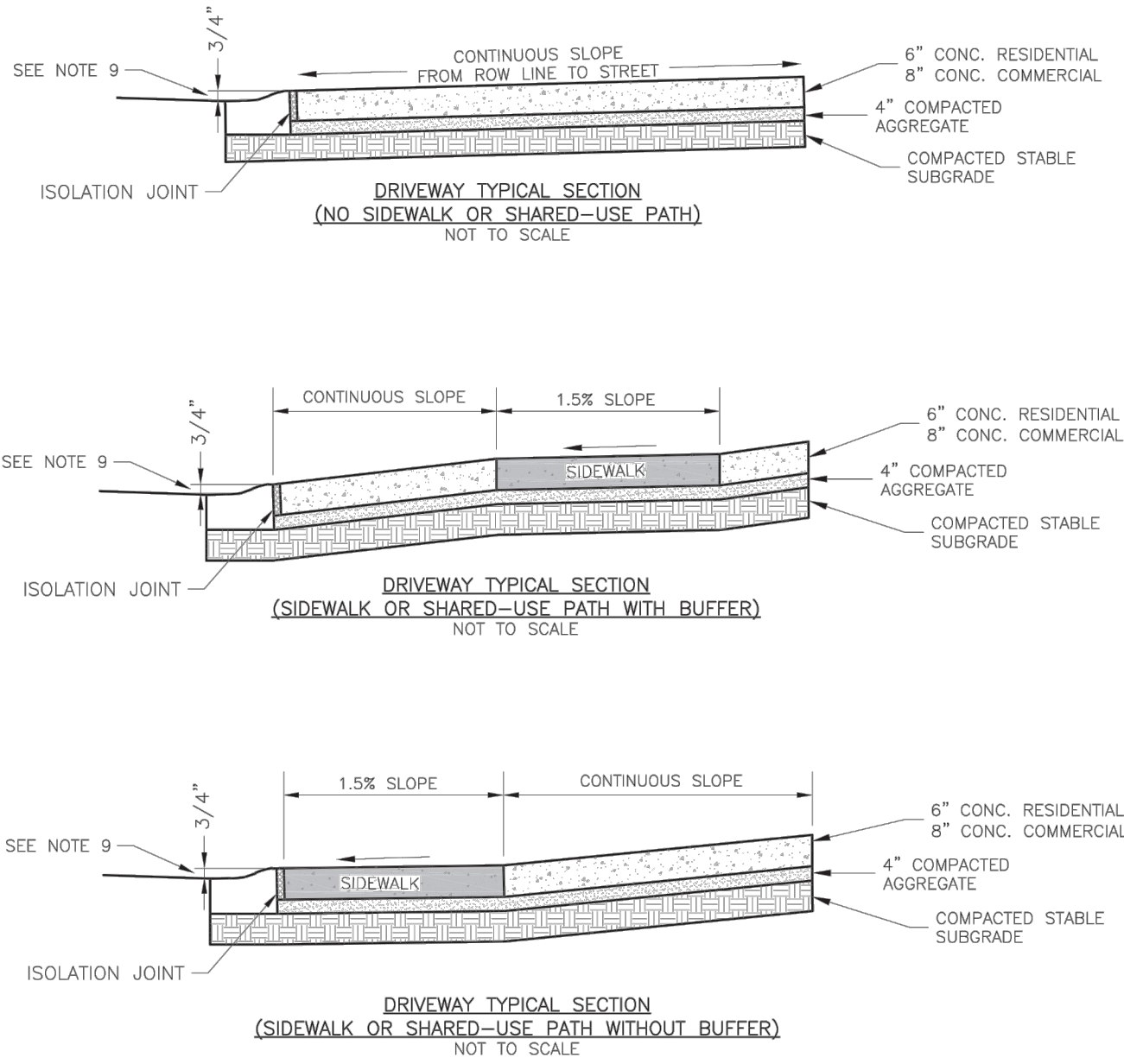
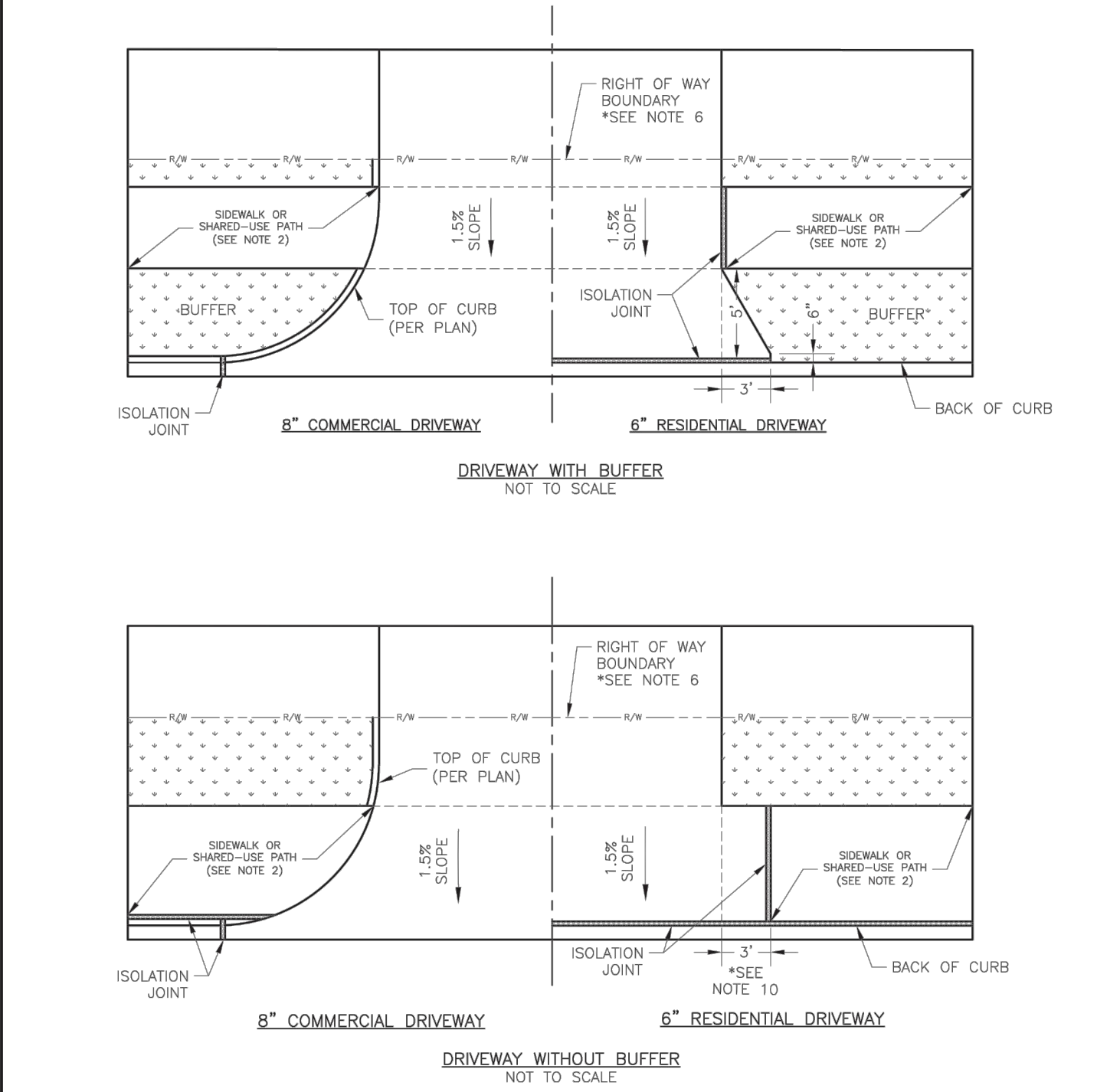
SHEET

C4.1





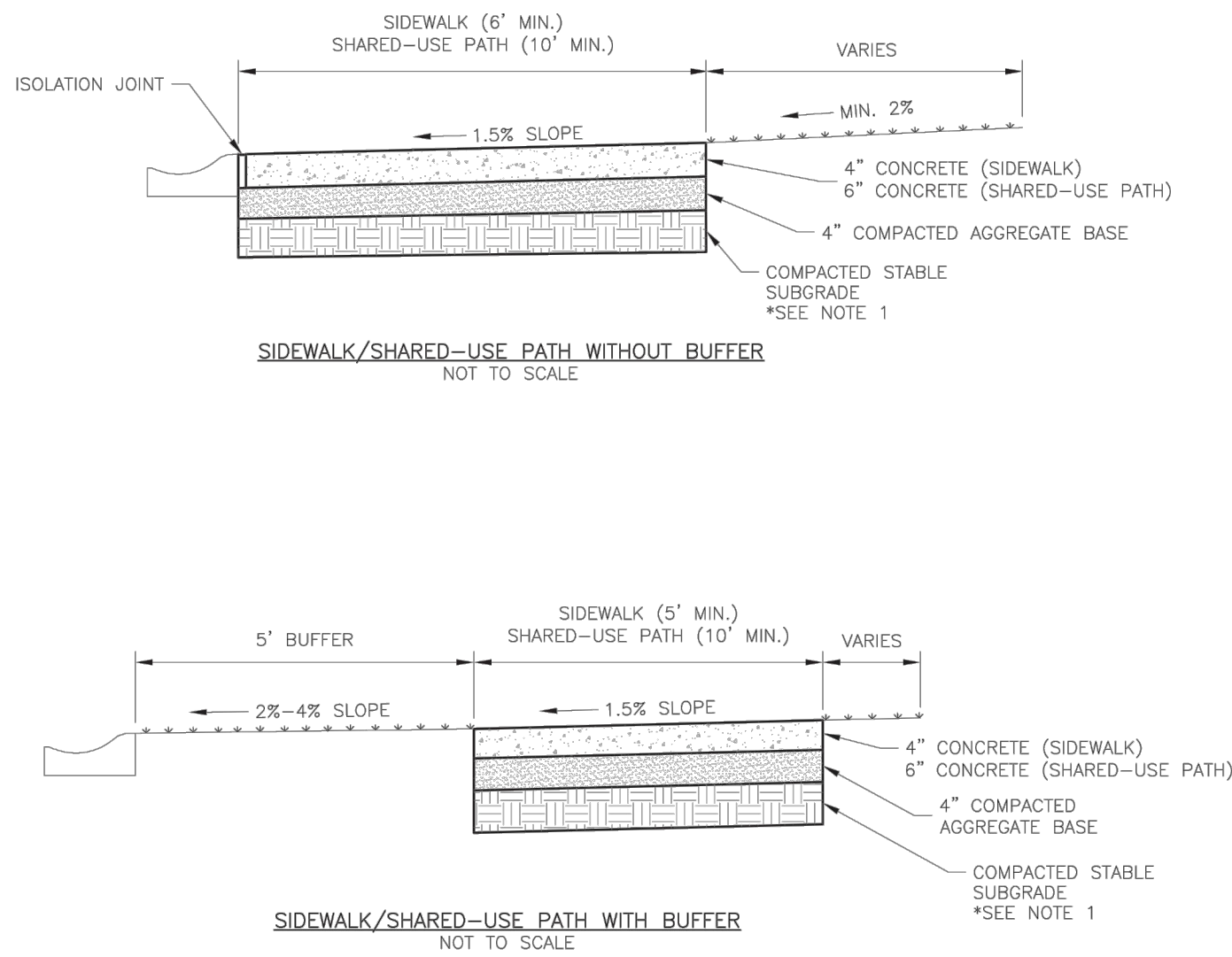




STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO

DRIVEWAY DETAIL

GEN-1



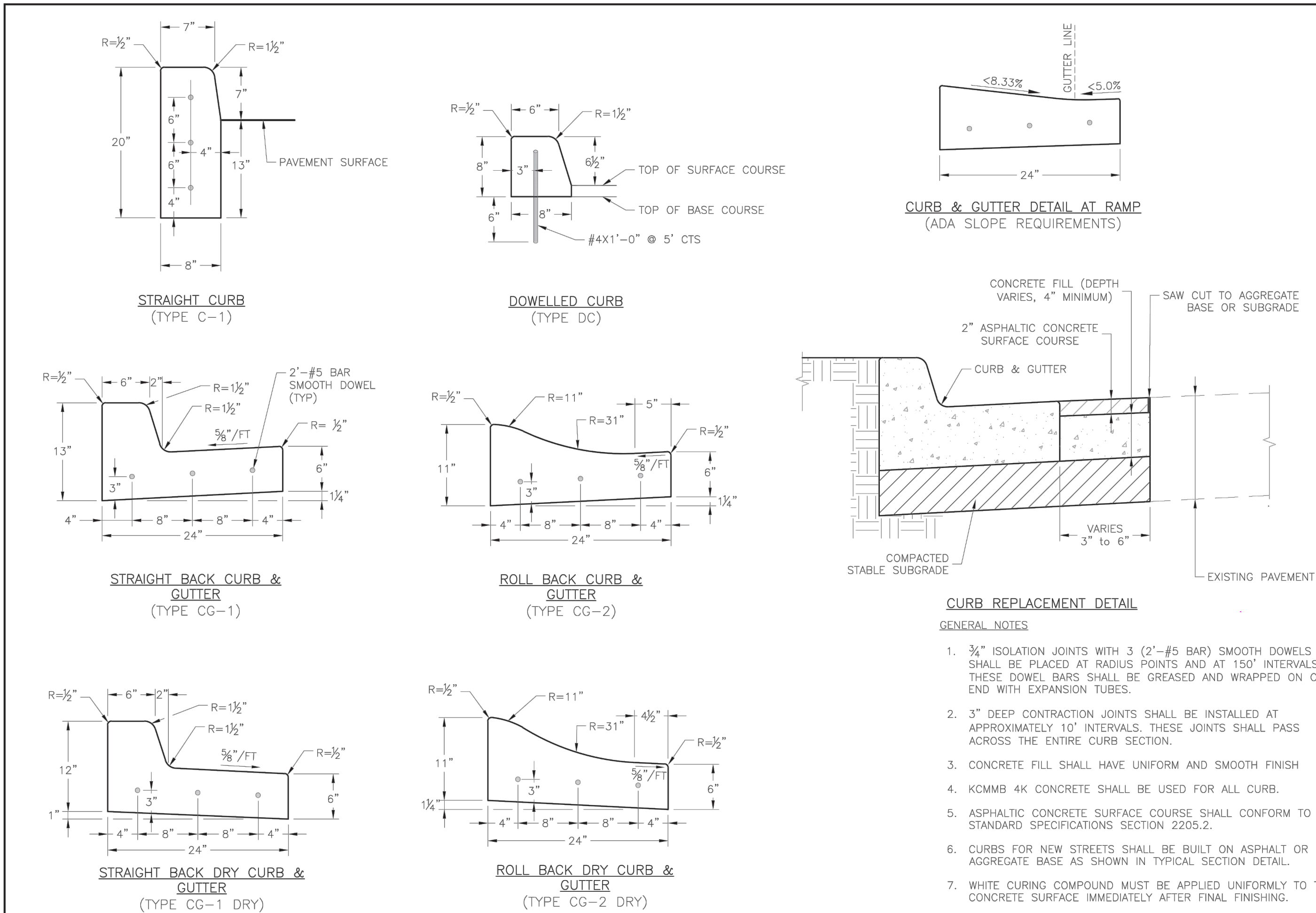
- GENERAL NOTES:
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
  3. KCMBB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
  4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
  5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
  6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
  7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
  8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
  9. 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 64083

SIDEWALK/SHARED-USE PATH DETAIL

GEN-2



STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

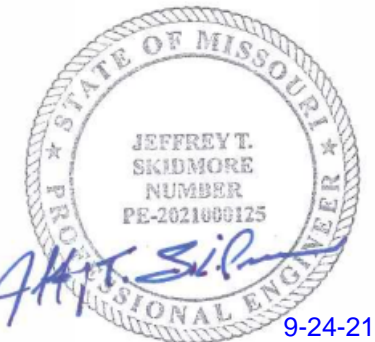
GEN-4

SOUTH LEE'S SUMMIT CMG SHELL  
FINAL DEVELOPMENT PLAN  
1103 SW OLDHAM PKWY LEE'S SUMMIT,  
MISSOURI

REVISION DATE	DESCRIPTION
9-15-2021	City Planning - FDP Review
JTS	
CHECKED BY:	
JAB	
DATE PREPARED:	
08-25-2021	
PROJ. NUMBER:	
21-077	

CITY STANDARD  
DETAILS

SHEET  
C5.1



SCHLAGEL & ASSOCIATES, P.A.

PREPARED BY:

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