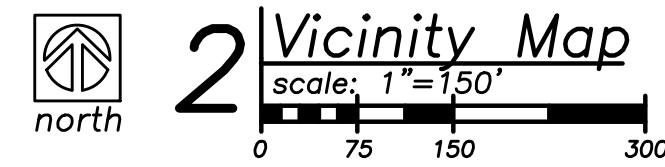
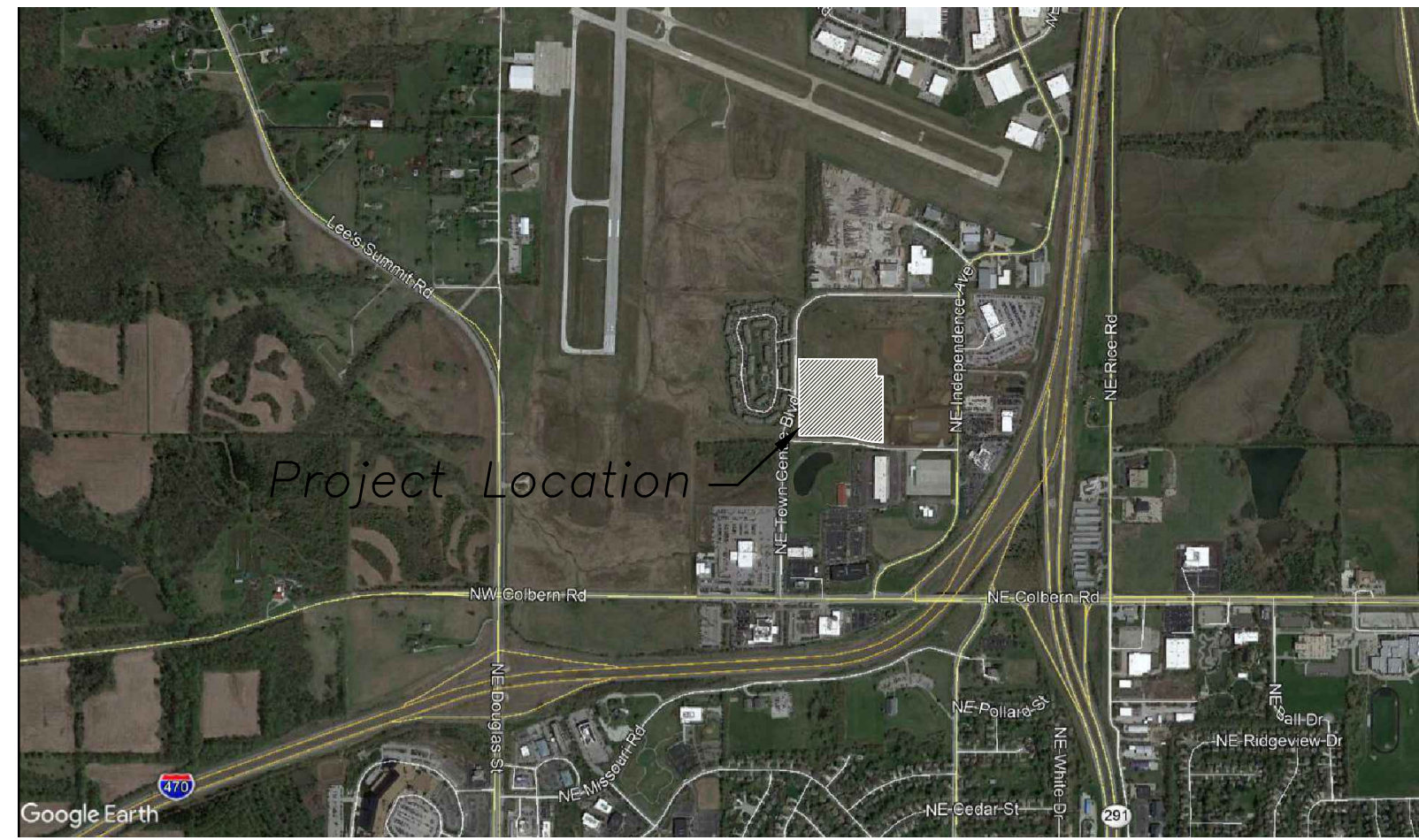


A new development for  
Town Centre Lot 1  
Section 29, Township 48 North, Range 31 West  
City of Lee's Summit, Jackson County, Missouri



**Utility Contacts**

Sanitary - City of Lee's Summit	(816) 969-1900
Water - City of Lee's Summit	(816) 969-1900
Storm Sewer - City of Lee's Summit	(816) 969-1900
Electric - Evergy	(888) 471-5275
Gas - Spire	(816) 756-5252
Telephone - AT&T	(800) 464-7928
Cable - Spectrum	(816) 358-8833

**Local Benchmarks:**

- BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
N: 1013449.78  
E: 2826933.88
- BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03



**Floodplain Note:**

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

**Property Legend**

- right of way
- property lines
- easements
- setbacks

**Grading Legend**

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

**Utility Legend**

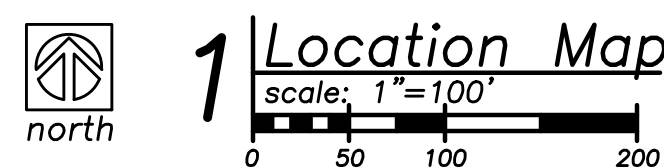
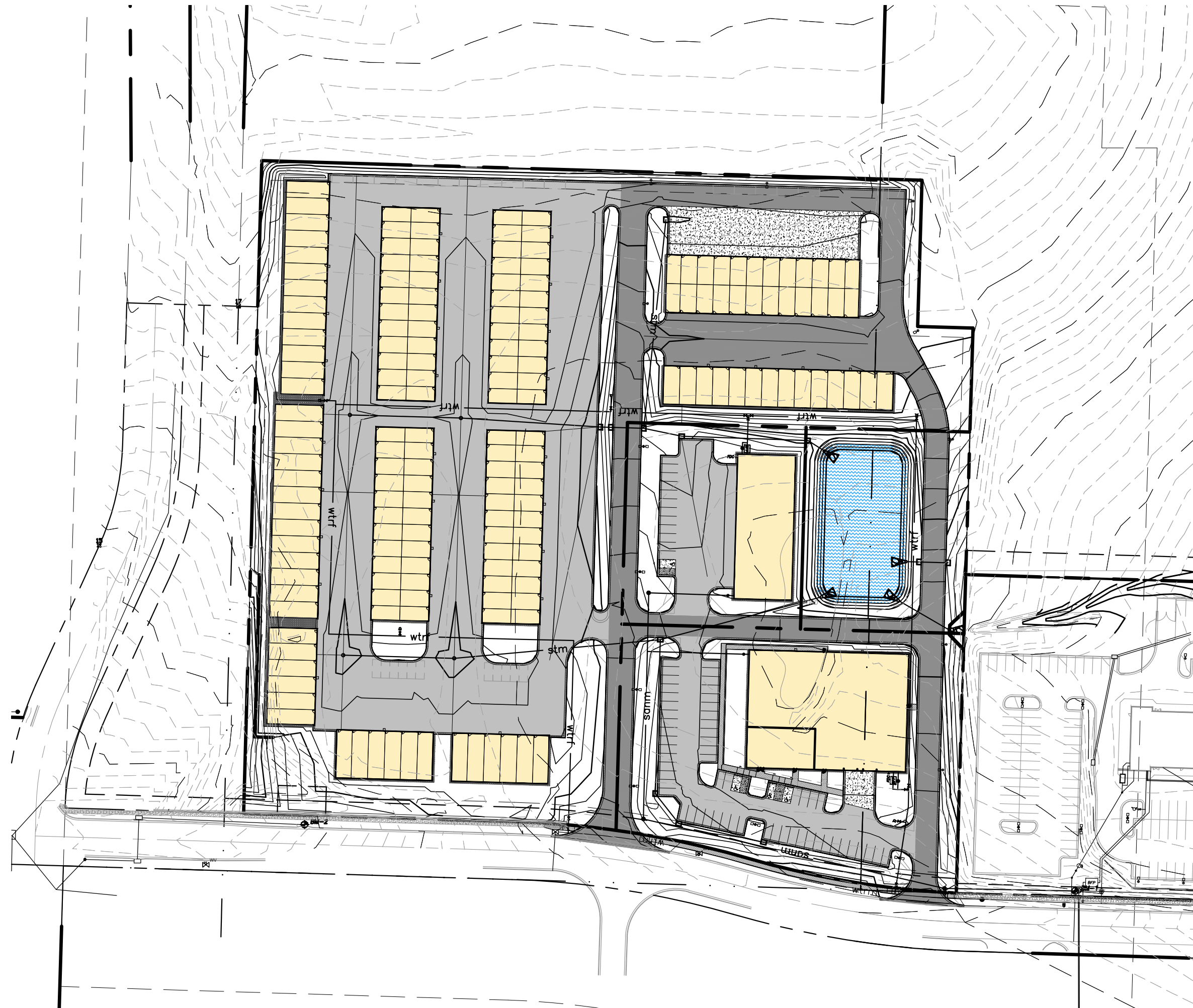
- existing
- proposed

**Linetypes**

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssms storm sewer (solid wall, proposed)
- stm storm sewer (solid wall, proposed)
- stms storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datsu underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- tree-line

**Symbols**

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



**General Notes**

- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, Missouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee's Summit, Missouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.

**Sheet Index**

- C1.0 - Cover
- C1.1 - Notes
- C1.2 - Site Plan
- C1.3 - Utility Plan
- C2.1 - Grading Plan
- C2.2 - Phase I Erosion Control Plan
- C2.3 - Phase II Erosion Control Plan
- C3.1 - Existing Drainage Map
- C3.2 - Proposed Drainage Map
- C3.3 - Private Storm Line 1 Plan & Profile
- C3.4 - Private Storm Line 2 Plan & Profile
- C3.5 - Private Storm Line 3 & 4 Plan & Profile
- C3.6 - Private Storm Line 5 & 6 Plan & Profile

**Civil Engineer:**

Davidson Architecture & Engineering, LLC  
Mr. Paul A. Miller, P.E.  
4301 Indian Creek Pkwy.  
Overland Park, KS 66207  
Phone: (913) 451-9390  
Email: Paul@davidsonae.com

**Owner Information**

WHD Management, LLC  
PO Box 1059  
Lee's Summit, MO 64063

**Utility Notes**

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.

**Americans with Disabilities Act (ADA) Notes:**

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

**Legal description:**

Lot 1 & 2, Lee's Summit Town Centre, A Subdivision in Lee's Summit, Jackson County, Missouri.

a new development for  
**Town Centre Lot 1**  
520 NE Town Centre Drive  
Lee's Summit, Missouri

date  
10.01.2021

drawn by  
JMP  
checked by  
PAM  
revisions

sheet number

**C1.0**

drawing type  
Re-Zoning/PDP

project number  
20231

### General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
  - All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
  - All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
  - The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee's Summit, Missouri, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
  - Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
  - No geological information is shown in these plans.
  - Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
  - All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
  - The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
  - All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
  - The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
  - The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
  - Paving shall conform to the geotechnical report and these drawings, any identified discrepancies shall be brought to the attention of the engineer immediately. If no geotech. report is provided for the project, the contractor shall use the minimum design standards as required by the city.
  - The Contractor shall provide 48-hour notification to the city engineering division or proper city staff to schedule all required inspections.
  - All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
  - The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
  - All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, Missouri or the transportation department of Missouri. A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
  - All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
  - All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
  - Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the geotechnical report. Any discrepancies shall be brought to the attention of the engineer.
  - The Contractor shall grade areas to provide positive drainage.
  - The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
  - All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
  - Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.
- ### Utility Notes:
- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
  - The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
  - The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
  - The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
  - The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
  - Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
  - Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
  - Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
  - Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
  - All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
  - The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
  - The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
  - Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completion of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
  - Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
  - The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

### Erosion Control Notes:

- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Missouri General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the soil erosion and sedimentation control permit, and conform to the standards and specifications of the city of Lee's Summit, Missouri, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Lee's Summit, Missouri.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Lee's Summit, Missouri has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding - Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsol.
- The general contractor shall inspect the Erosion Control Devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided within 72 hours.
- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build-up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

### Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re-spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers - Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding - Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation - If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

### Seeding Notes:

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft<sup>2</sup>.
- Seedbed preparation-Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"-6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Missouri seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than ½".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re-seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1-2 tons per acre or 100lbs (2-3 bales) per 1000ft<sup>2</sup>. The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right-of-way. Refer to city and state standards for proper installation.

### Demolition Notes:

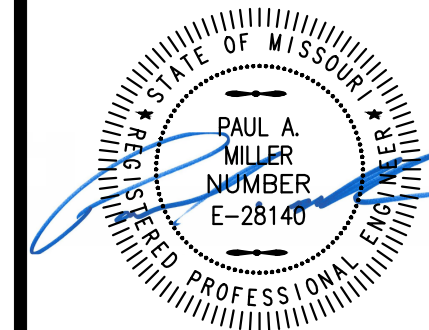
- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.

### Retaining Wall Notes:

- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Missouri. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30" and is in an accessible area, guard rails are required per code.

### Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.



**Local Benchmarks:**

BM-1: (Sanitary Sewer Manhole, Center of Lid)

Elevation: 1006.88'

N: 1013449.78

E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)

Elevation: 994.34'

N: 1013518.71

E: 2826136.03

**Floodplain Note:**

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

**Fire Protection Notes:**

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness.

**Utility Legend**

	existing
	proposed

**Linetypes**

	sanm	sanitary main
	sans	sanitary service
	stm	storm sewer (existing)
	stm	storm sewer (solid wall, proposed)
	stm	storm sewer (perforated, proposed)
	wtrm	water main
	wtrf	water service (fire)
	wtrd	water service (domestic)
	wtri	water service (irrigation)
	gasm	natural gas main
	gass	natural gas service schematic
	elpu	underground primary electric
	elsu	underground secondary electric
	elpo	overhead electric
	datu	underground cable/phone/data
	datu	underground cable/phone/data service
	f	fence-chainlink
	w	fence-wood
	b	fence-barbed wire
	t	treeline

**Symbols**

	sanm	sanitary manhole
	co	service cleanout
	fmv	force main release valve
	r	rectangular structure
	c	circular structure
	h	fire hydrant
	wv	water valve
	m	water meter
	bfp	backflow preventer
	g	natural gas meter
	t	service transformer (pad mount)
	s	primary switch gear
	l	light pole
	c	cable/phone/data junction box
	sl	street light
	psl	pedestrian street light
	e	electric pole
	g	guy wire
	end	end section

**Construction Legend**

	concrete pavement
	standard asphalt
	heavy duty asphalt
	concrete sidewalk
	standard curb & gutter
	standard dry curb & gutter
	temporary asphalt curb
	retaining wall
	detention basin

**Utility Legend**

	sanm	existing sanitary main
	wtrm	existing water main
	stm	existing storm sewer
	gasm	existing gas main
	elpu	existing underground electric
	elpo	existing overhead electric
	datu	existing underground data
	sanm	proposed sanitary main
	sans	proposed sanitary service
	wtrm	proposed water main
	wtrf	proposed fire line
	wtrd	proposed water service
	stm	proposed storm sewer
	gasm	proposed gas main
	gass	proposed gas service
	elpu	proposed underground primary electric
	elsu	proposed underground secondary electric
	elpo	proposed overhead electric
	datu	proposed underground data

**Americans with Disabilities Act (ADA) Notes:**

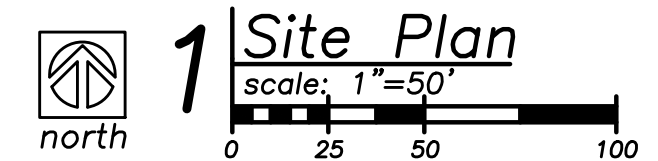
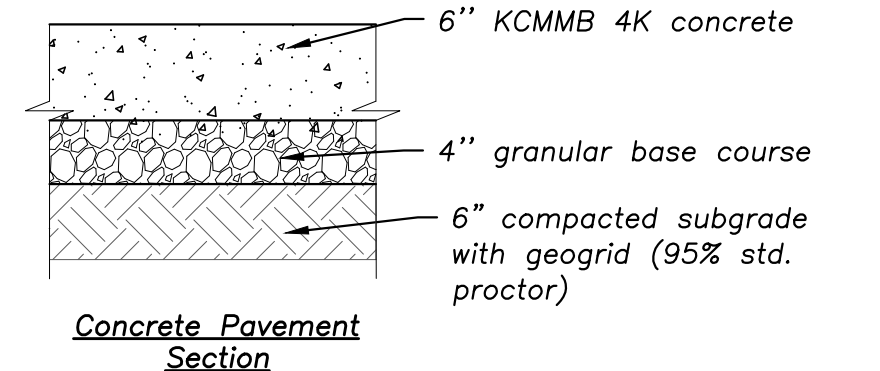
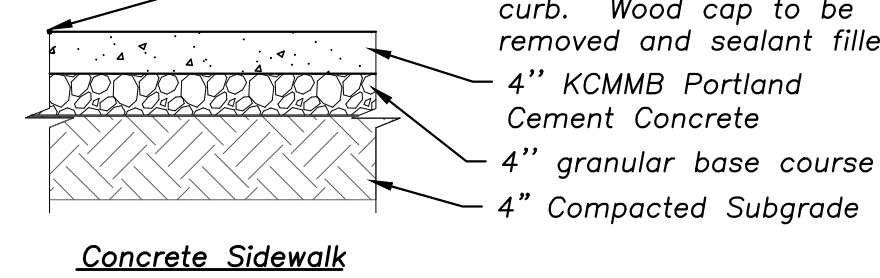
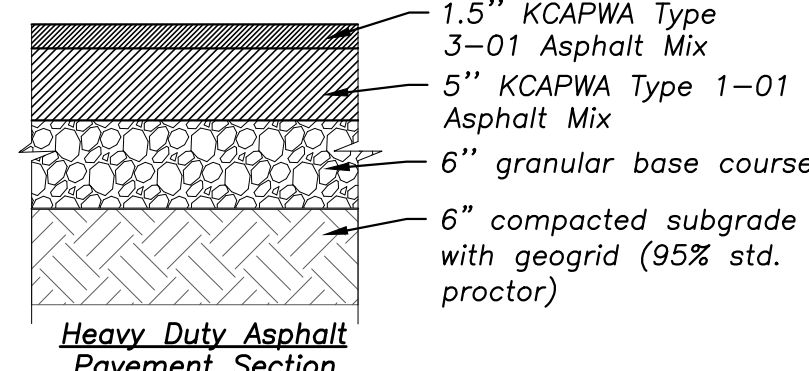
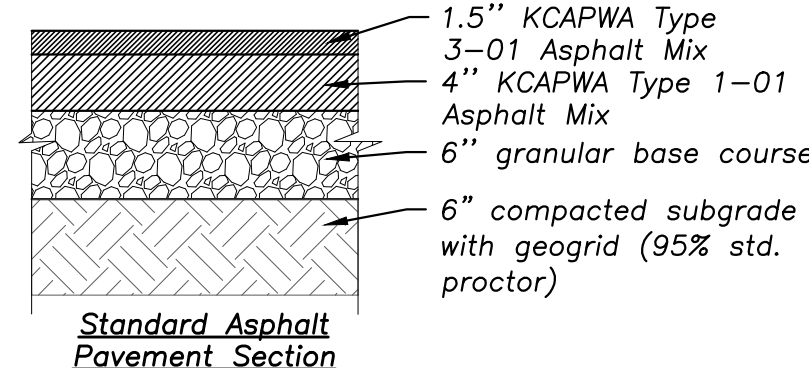
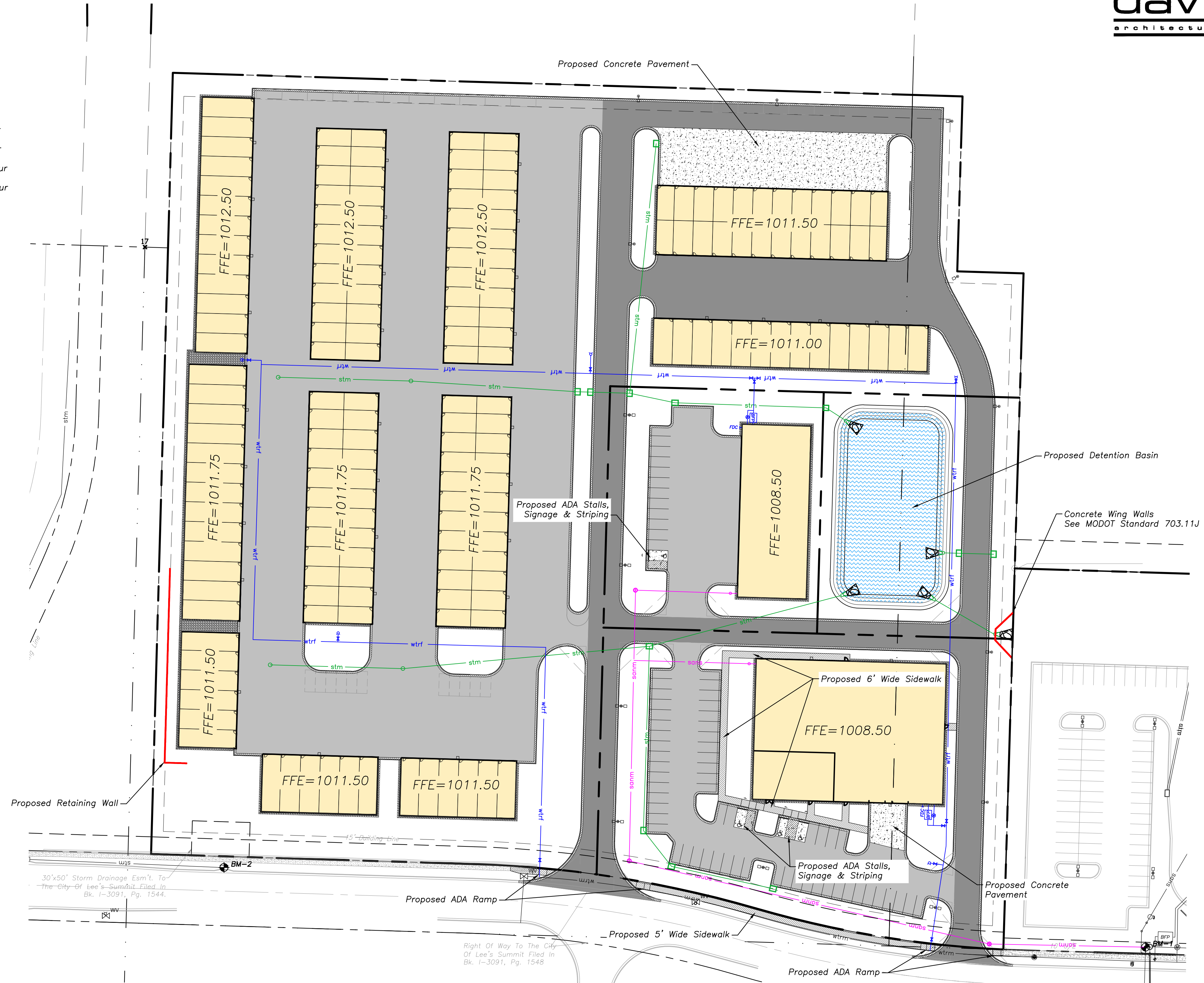
- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

**Property Legend**

	right of way
	property lines
	easements
	setbacks

**Grading Legend**

	existing minor contour
	existing major contour
	proposed minor contour
	proposed major contour



a new development for  
**Town Centre Lot 1**  
520 NE Town Centre Drive  
Lee's Summit, Missouri

date: 10.01.2021  
drawn by: JMP  
checked by: PAM  
revisions:

sheet number  
**C1.2**  
drawing type: Re-Zoning/PDP  
project number: 20231



**Local Benchmarks:**

**BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
N: 1013449.78  
E: 2826933.88

**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Americans with Disabilities Act (ADA) Notes:**

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

**Floodplain Note:**

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

**Utility Legend**

	existing
	proposed
<b>Linetypes</b>	
	sanm sanitary main
	sans sanitary service
	stm storm sewer (existing)
	stm storm sewer (solid wall, proposed)
	stm storm sewer (perforated, proposed)
	wtrm water main
	wtrf water service (fire)
	wtrd water service (domestic)
	wtri water service (irrigation)
	gasm natural gas main
	gass natural gas service schematic
	elpu underground primary electric
	elsu underground secondary electric
	elpo overhead electric
	datu underground cable/phone/data
	datu underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	treeline

**Symbols**

	sanitary manhole
	service cleanout
	force main release valve
	rectangular structure
	circular structure
	fire hydrant
	water valve
	water meter
	backflow preventer
	natural gas meter
	service transformer (pad mount)
	primary switch gear
	light pole
	cable/phone/data junction box
	street light
	pedestrian street light
	electric pole
	guy wire
	end section

**Property Legend**

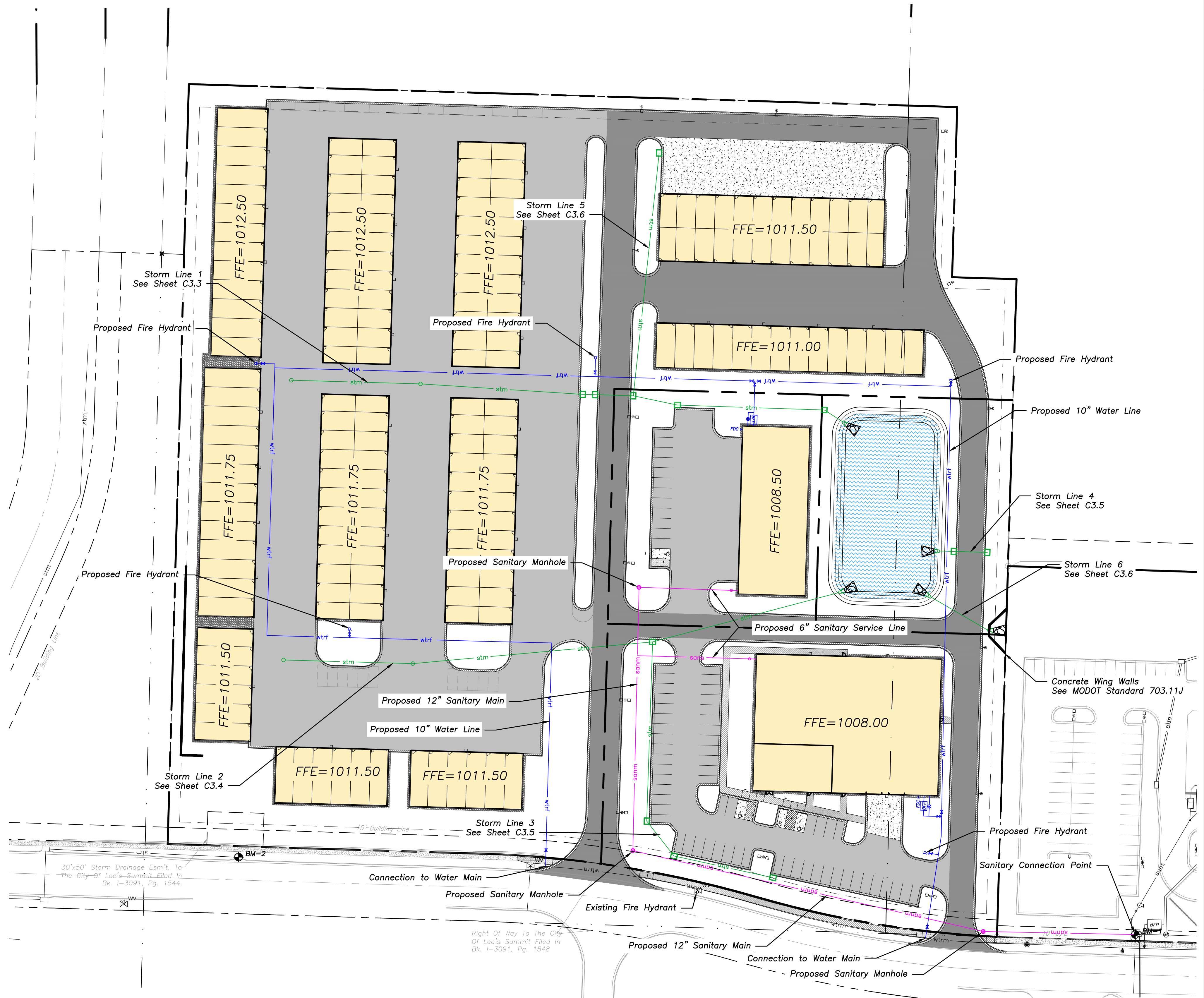
	right of way
	property lines
	easements
	setbacks

**Grading Legend**

	existing minor contour
	existing major contour
	proposed minor contour
	proposed major contour

**Utility Legend**

	existing sanitary main
	existing water main
	existing storm sewer
	existing gas main
	existing underground electric
	existing overhead electric
	existing underground data
	proposed sanitary main
	proposed sanitary service
	proposed water main
	proposed fire line
	proposed water service
	proposed storm sewer
	proposed gas main
	proposed gas service
	proposed underground primary electric
	proposed underground secondary electric
	proposed overhead electric
	proposed underground data



**Utility Plan**  
scale: 1"=50'  
north

a new development for  
**Town Centre Lot 1**  
520 NE Town Centre Drive  
Lee's Summit, Missouri

date 10.01.2021  
drawn by JMP  
checked by PAM  
revisions



**Local Benchmarks:**

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E: 2826933.88

**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Grading Legend**

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

**Utility Legend**

- existing
- proposed

**Linetypes**

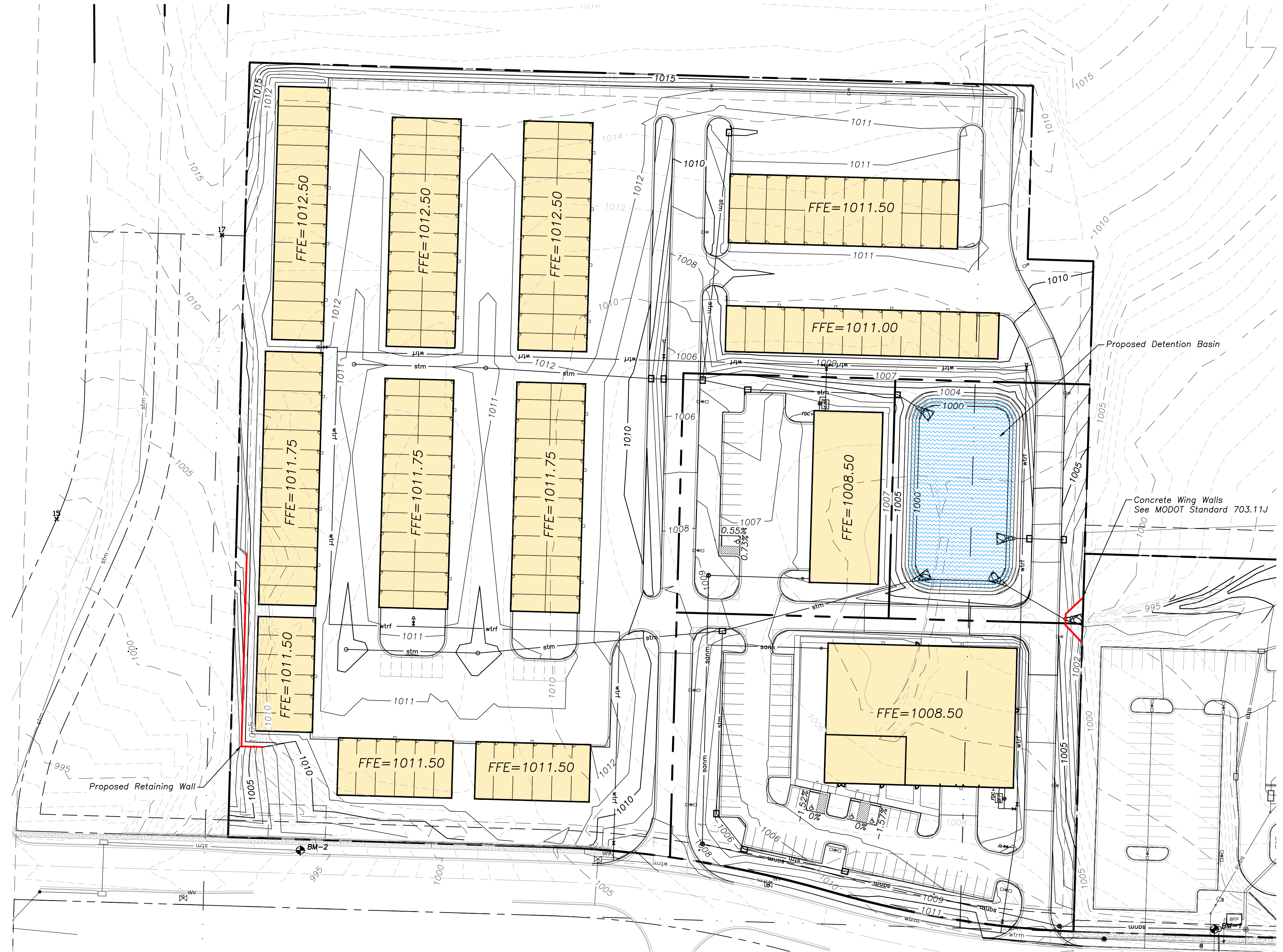
- sanitary main
- sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- water main
- water service (fire)
- water service (domestic)
- water service (irrigation)
- natural gas main
- natural gas service schematic
- underground primary electric
- underground secondary electric
- overhead electric
- underground cable/phone/data
- underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

**Property Legend**

- right of way
- property lines
- easements
- setbacks

**Symbols**

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



**1 Grading Plan**  
scale: 1" = 50'  
0 25 50 100



a new development for

**Town Centre Lot 1**

520 NE Town Centre Drive  
Lee's Summit, Missouri

date  
10.01.2021  
drawn by  
JMP  
checked by  
PAM  
revisions

sheet number

**C2.1**

drawing type  
Re-Zoning/PDP  
project number  
20231

**Local Benchmarks:**

**BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
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E: 2826933.88

**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Grading Legend**

- existing minor contour
- - - existing major contour
- proposed minor contour
- - - proposed major contour

**Utility Legend**

- existing
- - - proposed

**Linetypes**

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssms storm sewer (solid wall, proposed)
- ssms storm sewer (solid wall, proposed)
- ssms storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datsu underground cable/phone/data service
- fence-chainlink fence—wood
- fence-barbed wire
- treeline

**Symbols**

- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ force main release valve
- rectangular structure
- circular structure
- ⊕ fire hydrant
- ⊕ water valve
- ⊕ water meter
- ⊕ backflow preventer
- ⊕ natural gas meter
- ⊕ service transformer (pad mount)
- ⊕ primary switch gear
- ⊕ light pole
- ⊕ cable/phone/data junction box
- ⊕ street light
- ⊕ pedestrian street light
- ⊕ electric pole
- ⊕ guy wire
- ⊕ end section

**Erosion Control Legend**

- Phase I Silt fence
- Phase I Inlet protection
- Phase II Silt fence
- Phase II Inlet protection
- limits of disturbance
- ▨ construction entrance
- ▨ rock check dam
- ▨ topsoil stockpile area
- ▨ concrete washout area
- ▨ construction fencing with screening fabric

**Property Legend**

- right of way
- property lines
- easements
- setbacks



**1 Phase I: Erosion Control Plan**  
scale: 1"=50'  
0 25 50 100



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520 NE Town Centre Drive  
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10.01.2021  
drawn by  
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checked by  
PAM  
revisions

sheet number

**C2.2**

drawing type  
Re-Zoning/PDP  
project number  
20231

**Local Benchmarks:**

**BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
N: 1013449.78  
E: 2826933.88

**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Grading Legend**

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

**Utility Legend**

- existing
- proposed

**Linetypes**

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssns storm sewer (solid wall, proposed)
- stms storm sewer (solid wall, proposed)
- stms storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elss underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datss underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

**Symbols**

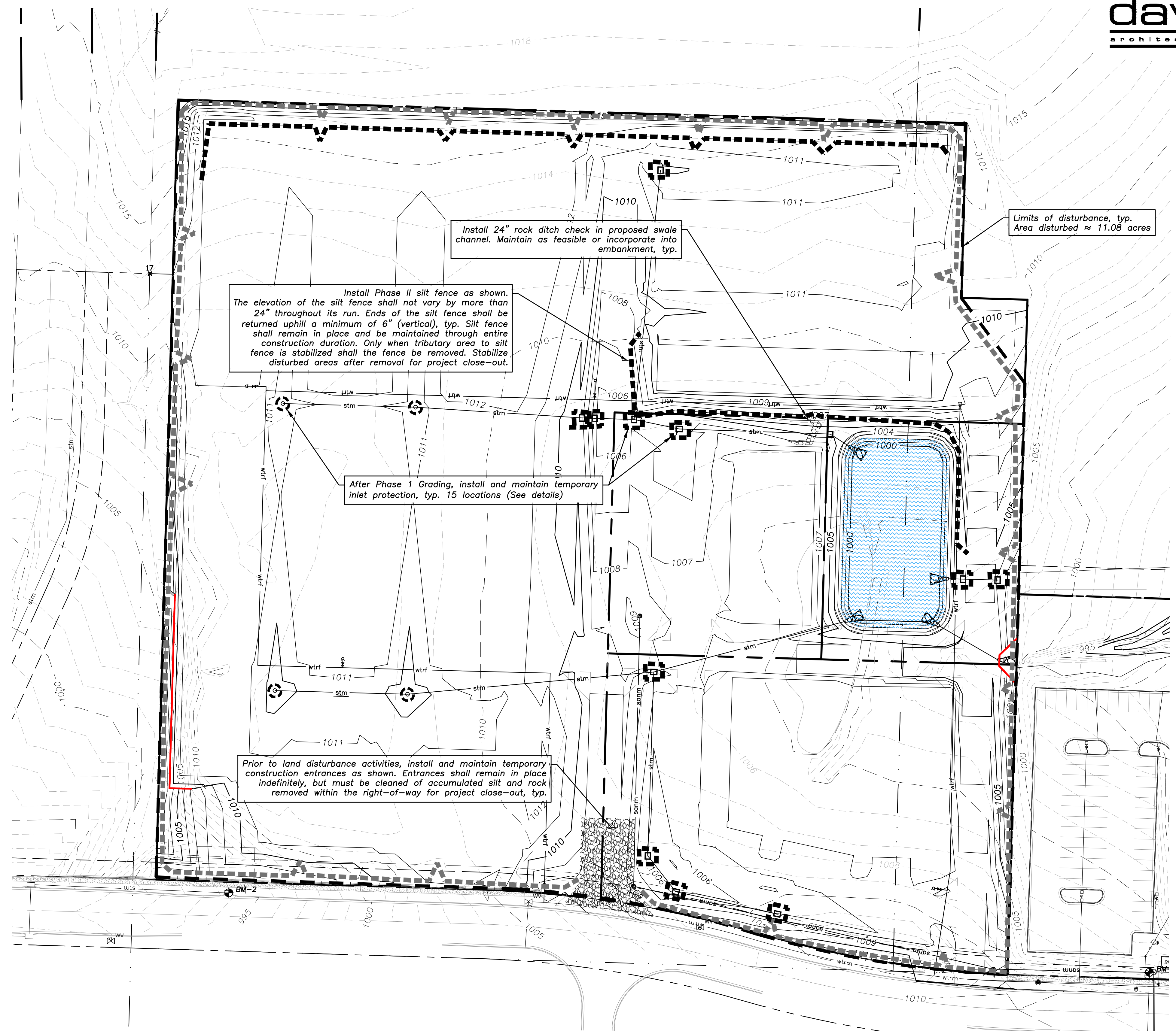
- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ force main release valve
- rectangular structure
- circular structure
- ⊕ fire hydrant
- ⊕ water valve
- ⊕ water meter
- ⊕ backflow preventer
- ⊕ natural gas meter
- ⊕ service transformer (pad mount)
- ⊕ primary switch gear
- ⊕ light pole
- ⊕ cable/phone/data junction box
- ⊕ street light
- ⊕ pedestrian street light
- ⊕ electric pole
- ⊕ guy wire
- ⊕ end section

**Erosion Control Legend**

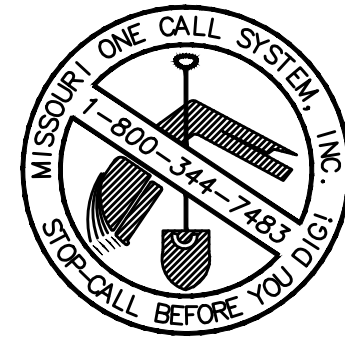
- Phase I Silt fence
- Phase I Inlet protection
- Phase II Silt fence
- Phase II Inlet protection
- limits of disturbance
- construction entrance
- rock check dam
- topsoil stockpile area
- concrete washout area
- construction fencing with screening fabric

**Property Legend**

- right of way
- property lines
- easements
- setbacks



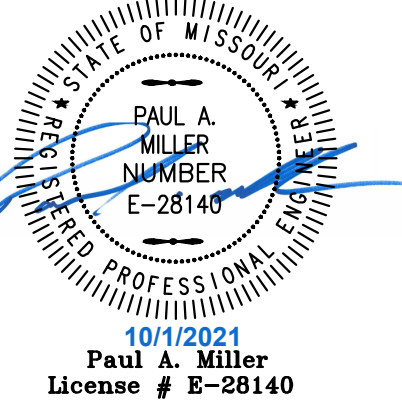
**1 Phase II: Erosion Control Plan**  
scale: 1"=50'  
0 25 50 100  
north



a new development for  
**Town Centre Lot 1**  
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Lee's Summit, Missouri

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checked by PAM  
revisions

sheet number  
**C2.3**  
drawing type Re-Zoning/PDP  
project number 20231



**Local Benchmarks:**

**BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
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E: 2826933.88

**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Drainage Legend**

--- drainage area

**Property Legend**

--- right of way  
--- property lines  
--- easements  
--- setbacks

**Grading Legend**

--- existing minor contour  
--- existing major contour  
--- proposed minor contour  
--- proposed major contour

**Utility Legend**

--- existing  
--- proposed

**Linetypes**

sanm sanitary main  
sans sanitary service  
ssm storm sewer (existing)  
ssms storm sewer (solid wall, proposed)  
stms storm sewer (solid wall, proposed)  
stms storm sewer (perforated, proposed)  
wtrm water main  
wtrf water service (fire)  
wtrd water service (domestic)  
wtri water service (irrigation)  
gasm natural gas main  
goss natural gas service schematic  
elpu underground primary electric  
elsu underground secondary electric  
elpo overhead electric  
datu underground cable/phone/data  
datu underground cable/phone/data service  
fence-chainlink  
fence-wood  
fence-barbed wire  
treeline

**Symbols**

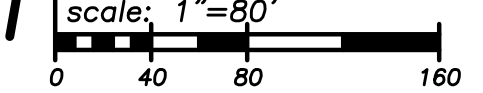
⊙ sanitary manhole  
⊙ service cleanout  
⊙ fmv force main release valve  
□ rectangular structure  
○ circular structure  
⊙ fire hydrant  
⊙ wv water valve  
⊙ water meter  
[BFP] backflow preventer  
⊙ natural gas meter  
[T] service transformer (pad mount)  
[S] primary switch gear  
⊙ light pole  
[C] cable/phone/data junction box  
⊙ street light  
⊙ pedestrian street light  
⊙ electric pole  
→ guy wire  
⊙ end section



**Pre-Construction Impervious Area Calculations**

	Square Feet	Acres
Area of Site	505,732	11.61
Impervious Area	0	0
Pervious Area	505,732	11.61
Q: 10 year	23.26 cfs	
100 year	35.04 cfs	

**1 Existing Drainage Area Map**  
scale: 1"=80'



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checked by: PAM  
revisions:

sheet number  
**C3.1**  
drawing type: PDP/Re-Zoning  
project number: 20231





**Local Benchmarks:**

**BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
N: 1013449.78  
E: 2826933.88

**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Drainage Legend**

▬ drainage area

**Property Legend**

▬ right of way  
▬ property lines  
▬ easements  
▬ setbacks

**Grading Legend**

▬ existing minor contour  
▬ existing major contour  
▬ proposed minor contour  
▬ proposed major contour

**Utility Legend**

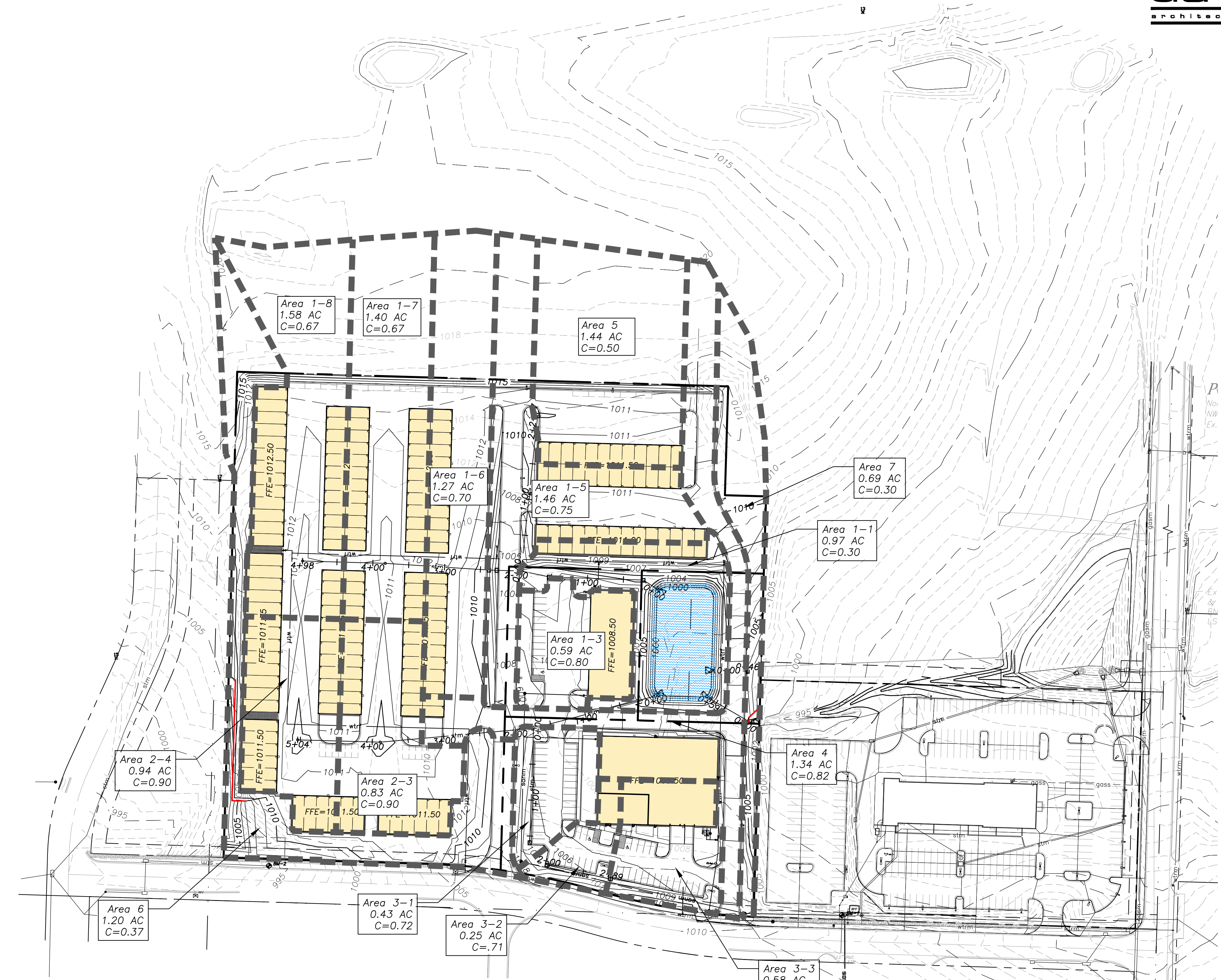
▬ existing  
▬ proposed

**Linetypes**

sanm sanitary main  
sans sanitary service  
ssem storm sewer (existing)  
sssm storm sewer (solid wall, proposed)  
stsm storm sewer (solid wall, proposed)  
stpm storm sewer (perforated, proposed)  
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gasm natural gas main  
gass natural gas service schematic  
elpu underground primary electric  
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elpo overhead electric  
datu underground cable/phone/data  
datasu underground cable/phone/data service  
fence-chainlink  
fence-wood  
fence-barbed wire  
treeline

**Symbols**

⊙ sanitary manhole  
⊙ service cleanout  
⊙ fmv force main release valve  
▭ rectangular structure  
⊙ circular structure  
⊙ fire hydrant  
⊙ wv water valve  
⊙ water meter  
▭ BFP backflow preventer  
⊙ natural gas meter  
▭ service transformer (pad mount)  
▭ primary switch gear  
⊙ light pole  
▭ cable/phone/data junction box  
⊙ street light  
⊙ pedestrian street light  
⊙ electric pole  
→ guy wire  
▭ end section



**Post-Construction Impervious Area Calculations**

	Square Feet	Acres
Area of Site	505,723	11.61
Impervious Area	366,377	8.41
Pervious Area	139,346	3.20

Q: 10 year 15.92 cfs  
100 year 28.23 cfs

**1 Proposed Drainage Area Map**  
scale: 1"=80'  
north

a new development for  
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Lee's Summit, Missouri

date 10.01.2021  
drawn by JMP  
checked by PAM  
revisions

sheet number

**C3.2**

drawing type Re-Zoning/PDP  
project number 20231



- Utility Notes**
- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
  - The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
  - The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
  - The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
  - The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
  - Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.

- Property Legend**
- right of way
  - property lines
  - easements
  - setbacks

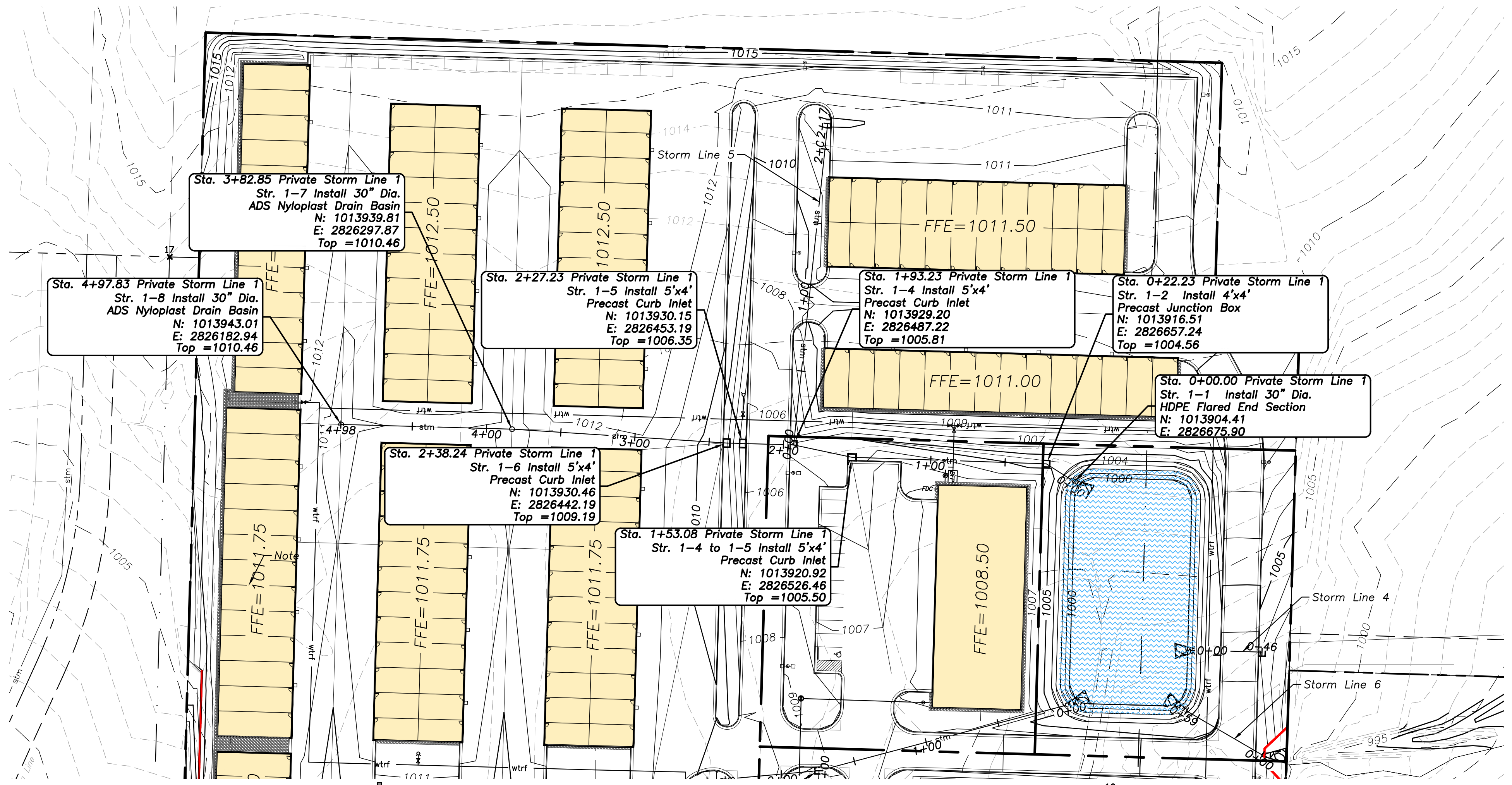
- Grading Legend**
- existing minor contour
  - existing major contour
  - proposed minor contour
  - proposed major contour

- Utility Legend**
- existing
  - proposed

- Linetypes**
- sanm sanitary main
  - sans sanitary service
  - ssm storm sewer (existing)
  - ssm storm sewer (solid wall, proposed)
  - ssm storm sewer (solid wall, proposed)
  - ssm storm sewer (perforated, proposed)
  - wlm water main
  - wtrf water service (fire)
  - wtrd water service (domestic)
  - wtri water service (irrigation)
  - gasm natural gas main
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  - elpu underground primary electric
  - elsu underground secondary electric
  - elpo overhead electric
  - datu underground cable/phone/data
  - datu underground cable/phone/data service
  - fence-chainlink
  - fence-wood
  - fence-barbed wire
  - treeline

- Symbols**
- sanitary manhole
  - service cleanout
  - force main release valve
  - rectangular structure
  - circular structure
  - fire hydrant
  - water valve
  - water meter
  - backflow preventer
  - natural gas meter
  - service transformer (pad mount)
  - primary switch gear
  - light pole
  - cable/phone/data junction box
  - street light
  - pedestrian street light
  - electric pole
  - guy wire
  - end section

- Local Benchmarks:**
- BM-1: (Sanitary Sewer Manhole, Center of Lid)  
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  - BM-2: (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03



**Private Storm Line 1**

Station	Structure / Pipe Segment	Length	Diameter	Slope
5+50 to 5+00	FL In 24" (E)=1006.00		24"	0.91%
5+00 to 4+00	FL In 24" (W)=1004.95	144.614	24"	1.43%
4+00 to 3+50	FL Out 24" (E)=1004.75		24"	0.52%
3+50 to 3+00	FL In 24" (W)=1002.68	34.008	30"	0.52%
3+00 to 2+50	FL Out 30" (E)=1002.18		30"	1.0021%
2+50 to 2+00	FL In 30" (W)=1001.74	11.003	30"	3.98%
2+00 to 1+50	FL Out 30" (E)=1001.39		30"	0.52%
1+50 to 1+00	FL In 30" (W)=1001.21	40.141	30"	0.52%
1+00 to 0+50	FL Out 30" (E)=1001.21		30"	0.53%
0+50 to 0+00	FL In 30" (W)=1001.00	130.857	30"	0.53%
0+00 to 0+00	FL Out 30" (E)=1000.11		30"	0.49%
0+00 to 0+00	FL In 30" (W)=1000.31	22.228	30"	0.49%
0+00 to 0+00	FL Out 30" (NW)=1000.00		30"	

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**C3.3**  
drawing type  
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**Property Legend**

- right of way
- property lines
- easements
- setbacks

**Local Benchmarks:**

- BM-1: (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
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E: 2826933.88
- BM-2: (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

**Grading Legend**

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

**Utility Legend**

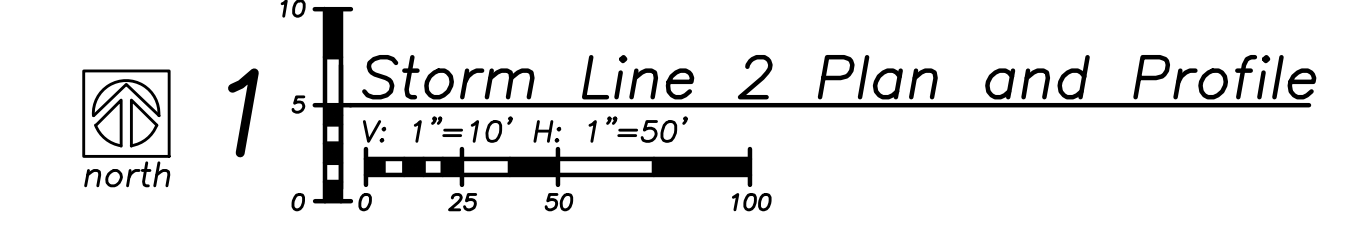
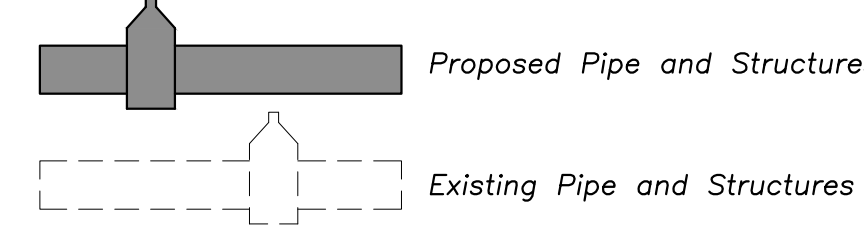
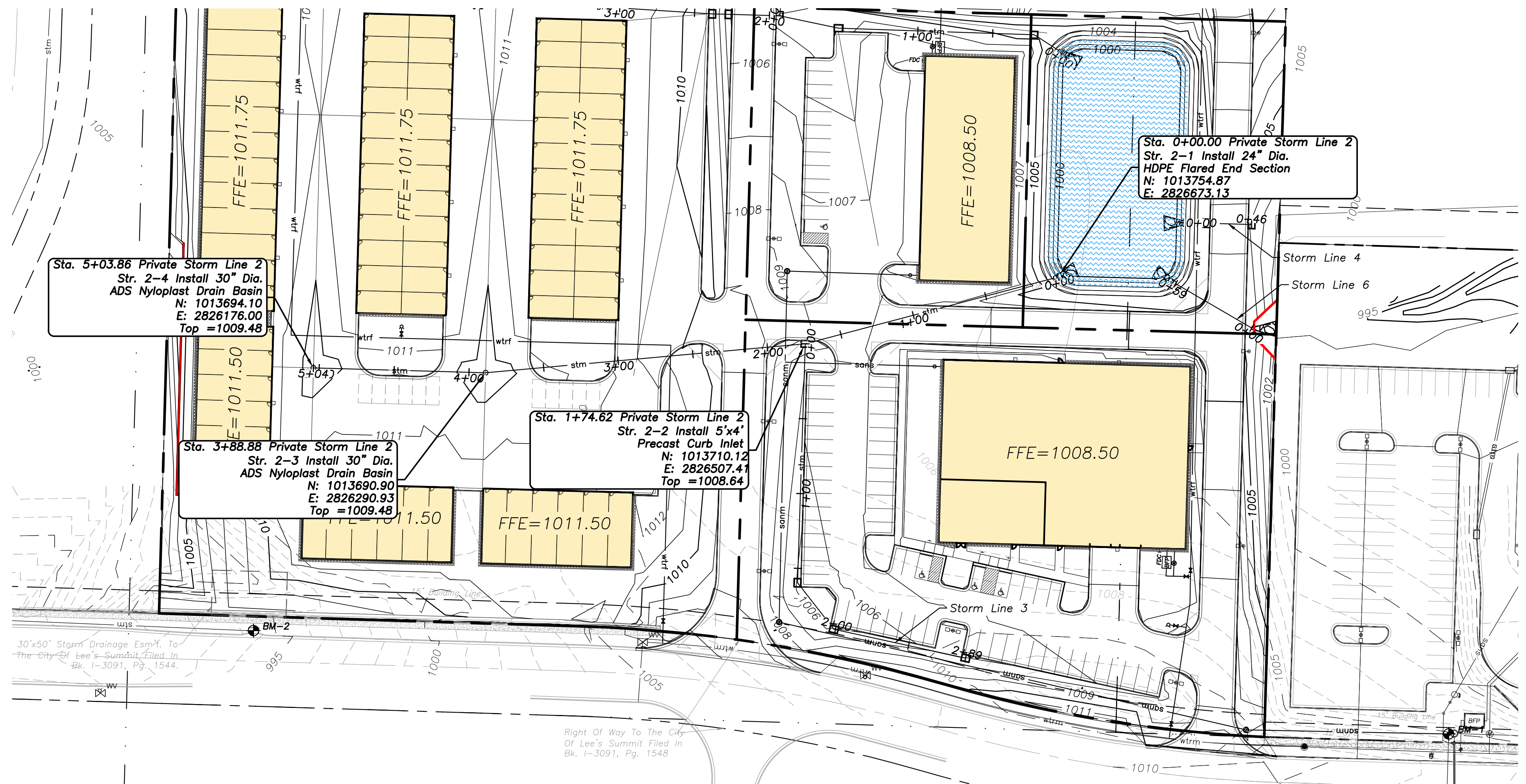
- existing
- proposed

**Linetypes**

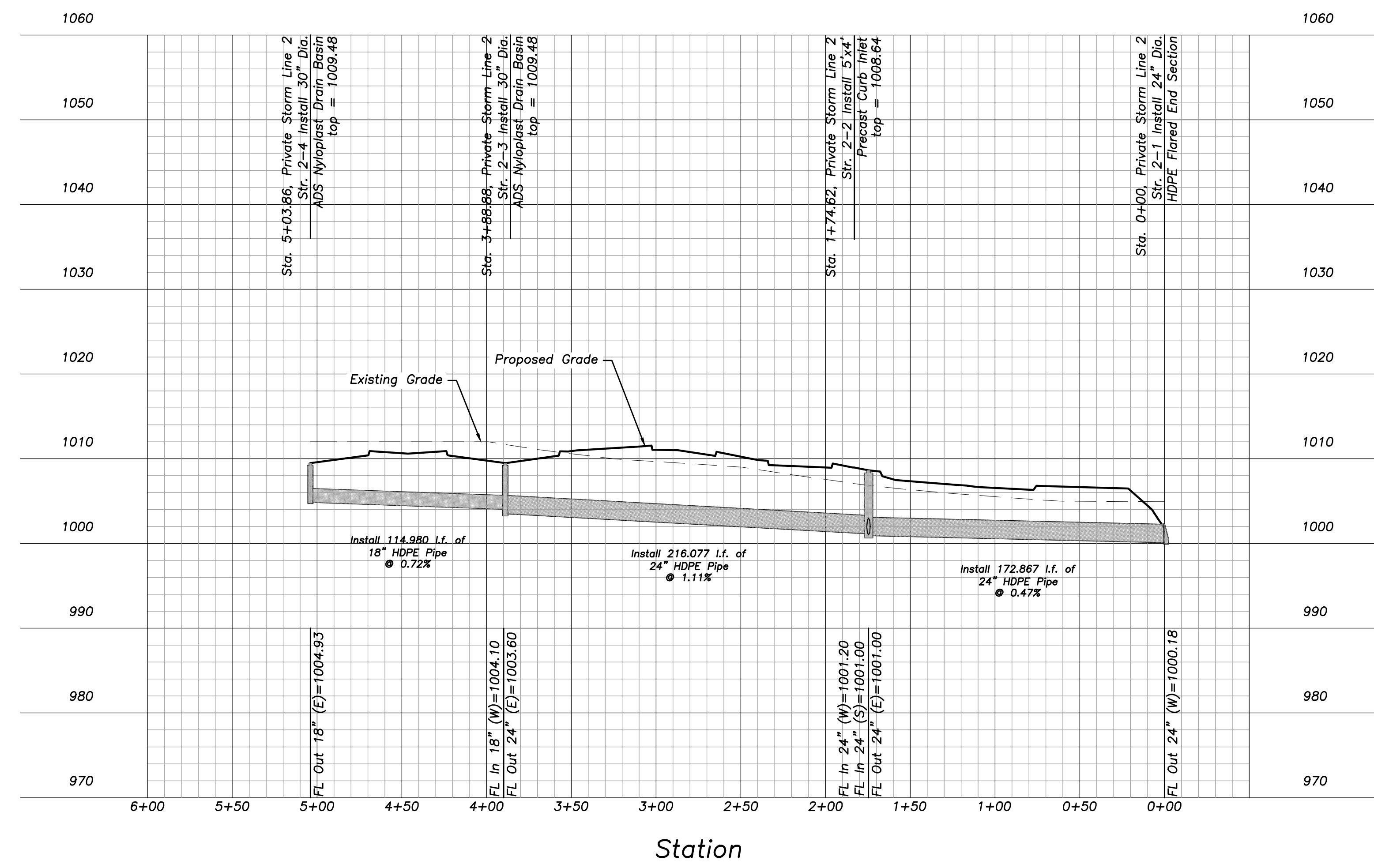
- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssms storm sewer (solid wall, proposed)
- stms storm sewer (solid wall, proposed)
- stms storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datasu underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

**Symbols**

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



**Private Storm Line 2**



a new development for  
**Town Centre Lot 1**  
520 NE Town Centre Drive  
Lee's Summit, Missouri

date 10.01.2021  
drawn by JMP  
checked by PAM  
revisions

sheet number  
**C3.4**  
drawing type Re-Zoning/PDP  
project number 20231

- Utility Notes**
- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
  - The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
  - The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
  - The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
  - The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
  - Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.

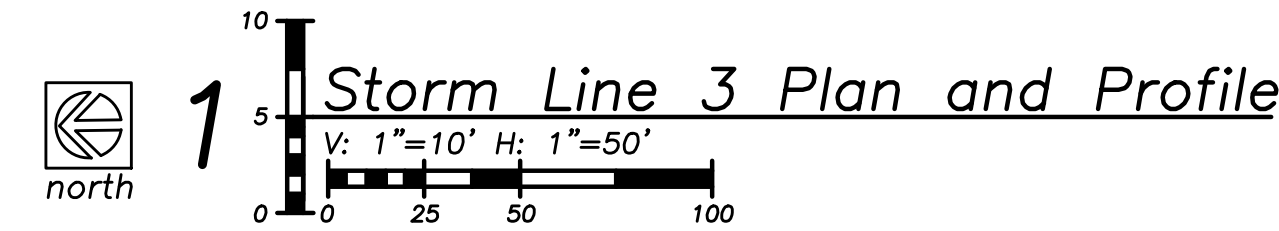
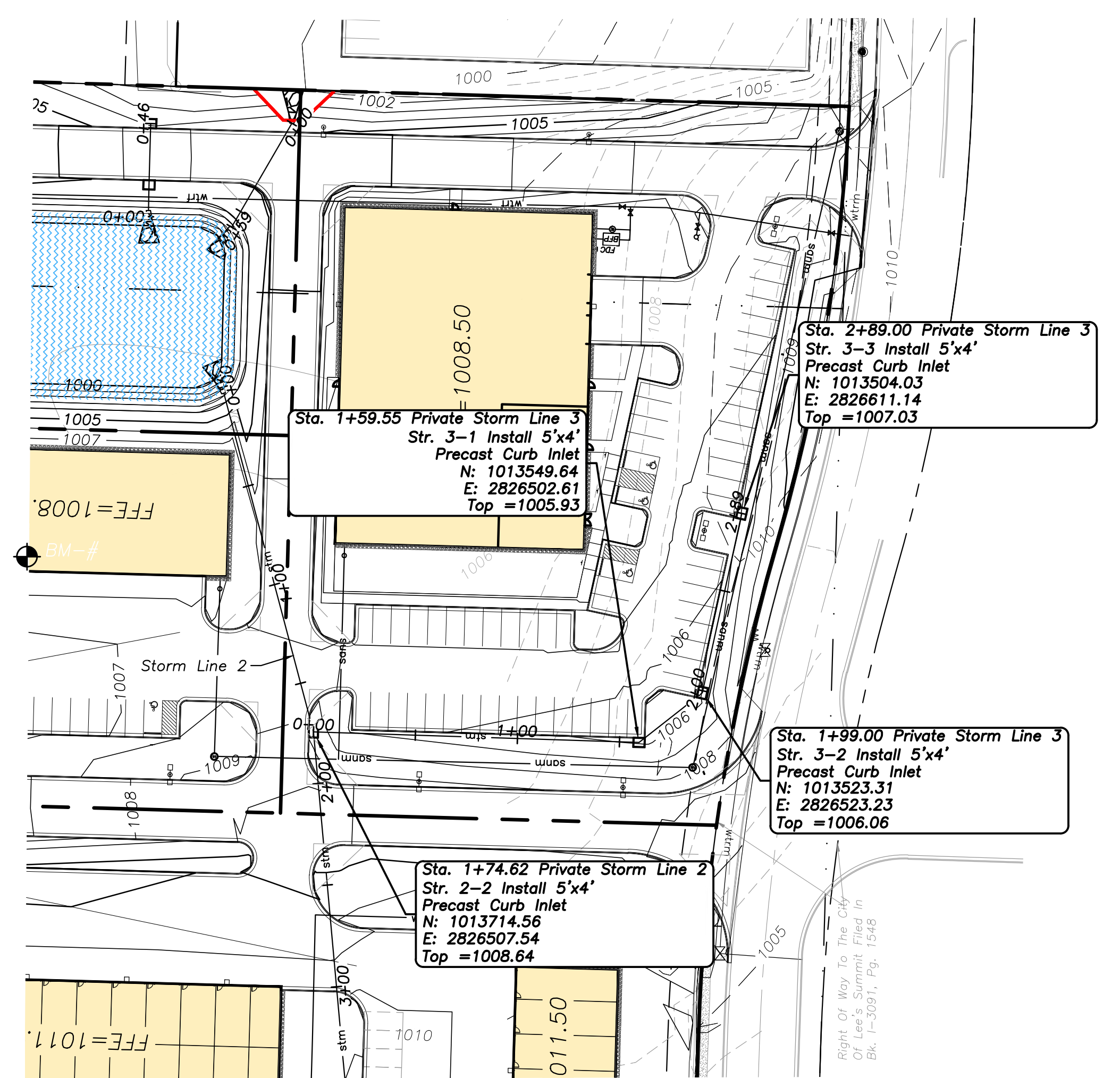
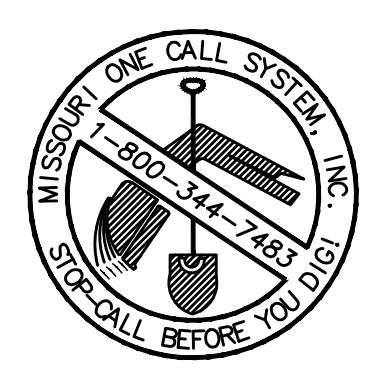
- Property Legend**
- right of way
  - property lines
  - easements
  - setbacks

- Grading Legend**
- existing minor contour
  - existing major contour
  - proposed minor contour
  - proposed major contour

- Utility Legend**
- existing
  - proposed

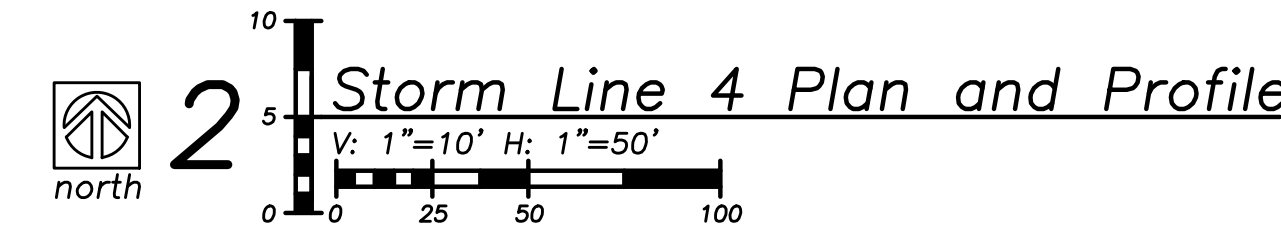
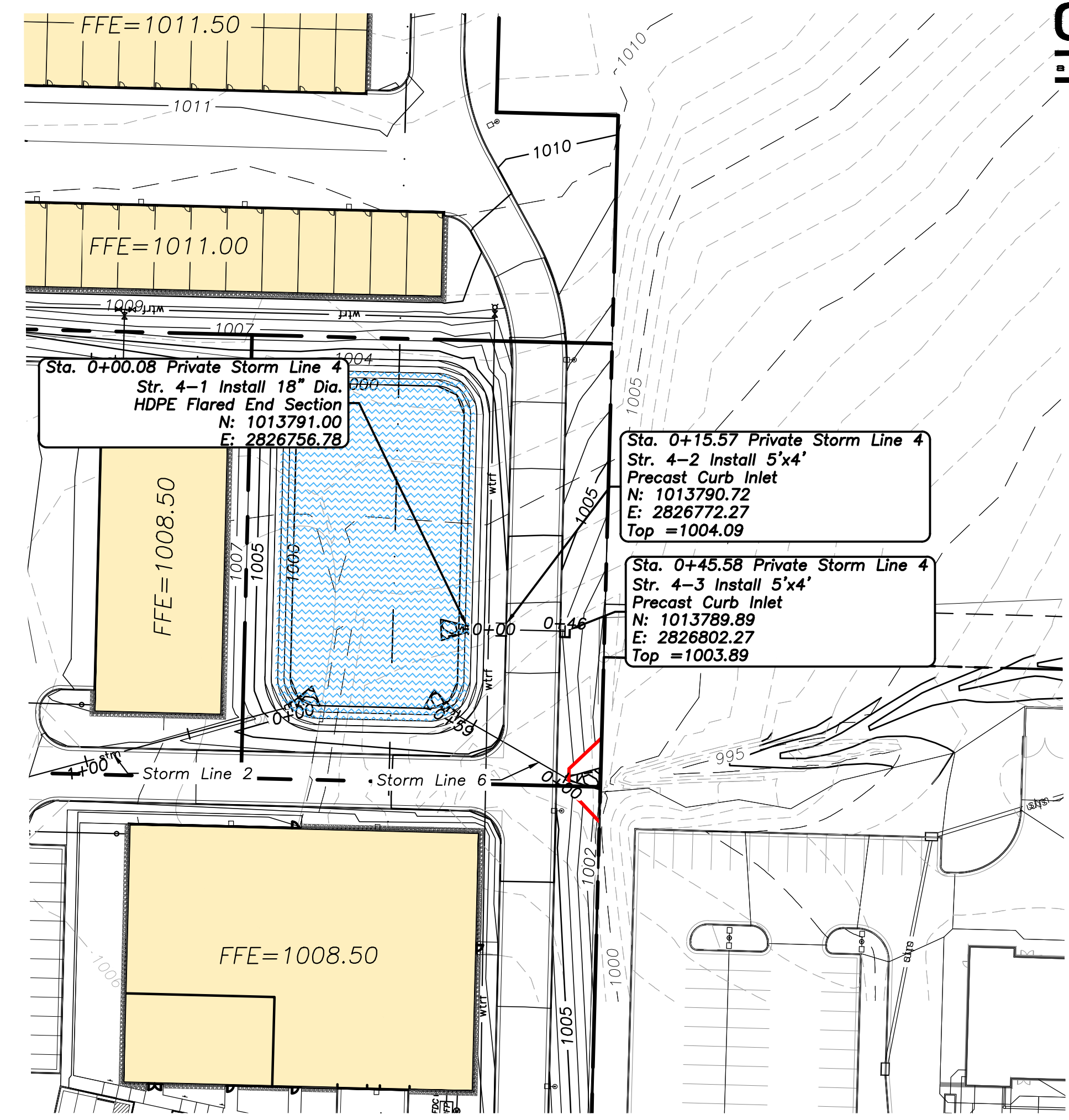
- Linetypes**
- sanm sanitary main
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- Symbols**
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  - natural gas meter
  - service transformer (pad mount)
  - primary switch gear
  - light pole
  - cable/phone/data junction box
  - street light
  - pedestrian street light
  - electric pole
  - guy wire
  - end section
- Local Benchmarks:**
- BM-1: (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
N: 1013449.78  
E: 2826933.88
  - BM-2: (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03



Private Storm Line 3

Station	Structure	Material	Length	Slope
0+00	FL Out 24" (E)=1001.00 FL In 24" (W)=1001.20 FL In 24" (S)=1001.00	24" HDPE Pipe	159.548 l.f.	0.45%
1+50	FL Out 24" (N)=1001.71 FL In 24" (SE)=1001.71	24" HDPE Pipe	39.449 l.f.	0.58%
2+00	FL Out 24" (NW)=1001.94 FL In 18" (E)=1002.44	18" HDPE Pipe	90.000 l.f.	0.60%



Private Storm Line 4

Station	Structure	Material	Length	Slope
0+00	FL Out 18" (E)=996.65 FL Out 18" (W)=998.30 FL In 18" (E)=998.50 FL Out 18" (W)=999.22	18" HDPE Pipe	30.013 l.f.	2.41%
0+50		18" HDPE Pipe	15.493 l.f.	10.62%

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sheet number  
**C3.5**  
drawing type Re-Zoning/PDP  
project number 20231

**Utility Notes**

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**Property Legend**

- right of way
- property lines
- easements
- setbacks

**Grading Legend**

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

**Utility Legend**

- existing
- proposed

**Linetypes**

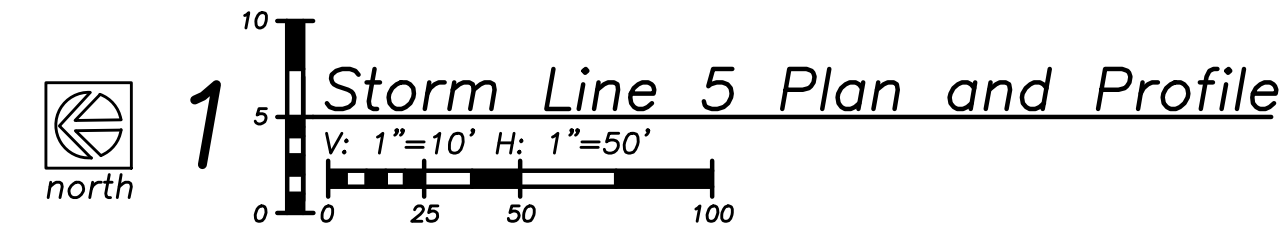
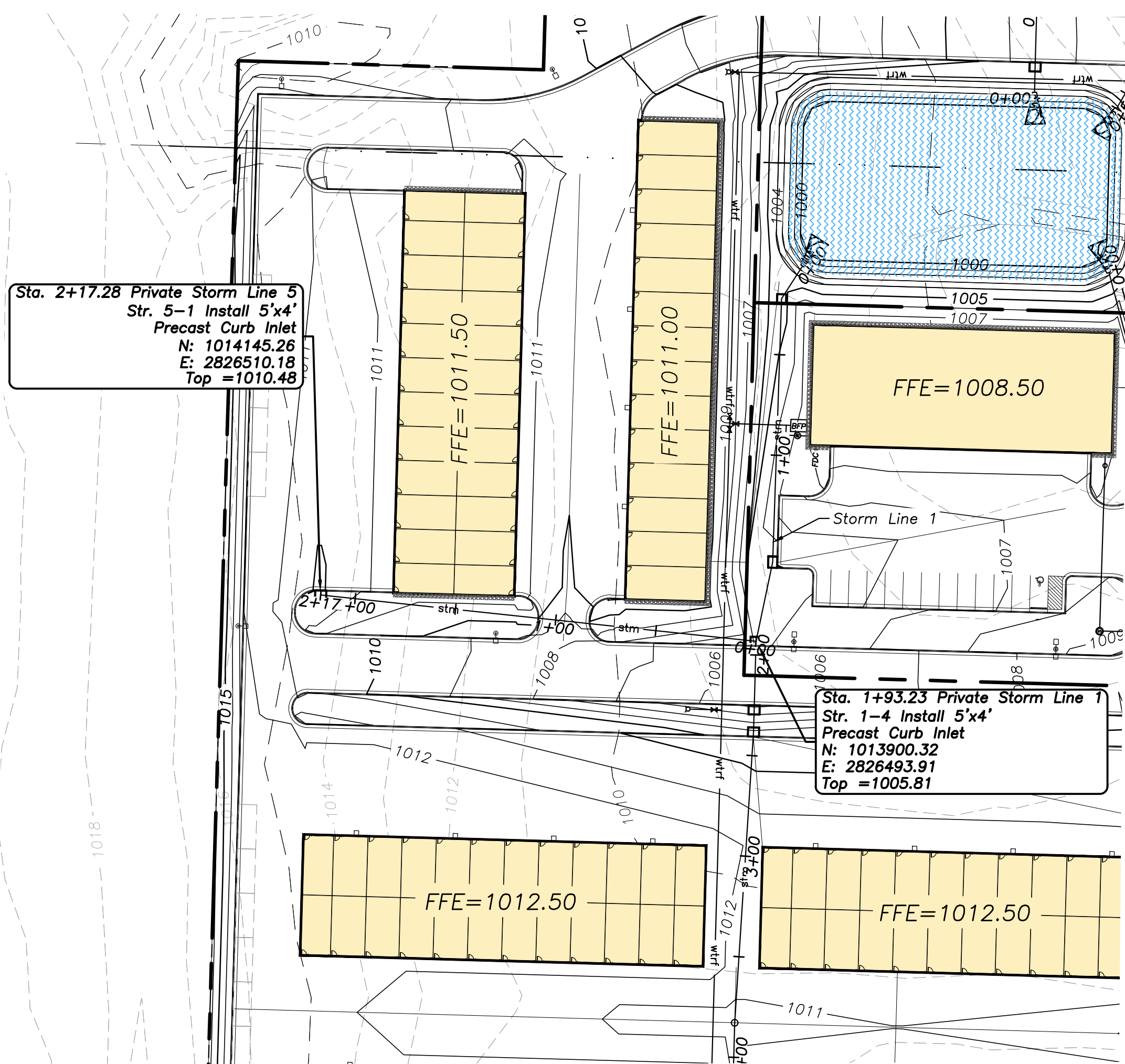
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**Symbols**

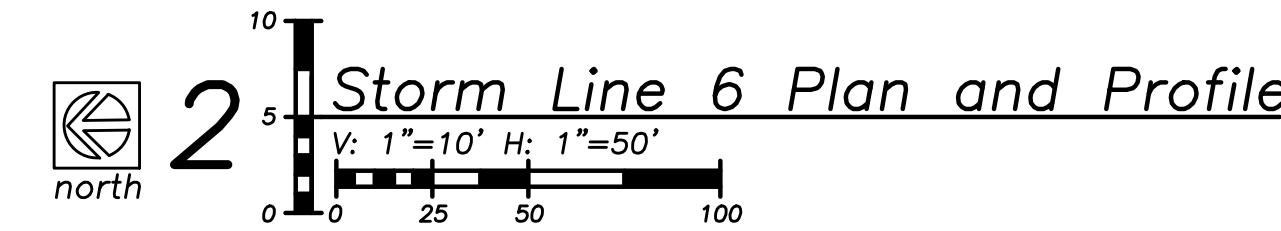
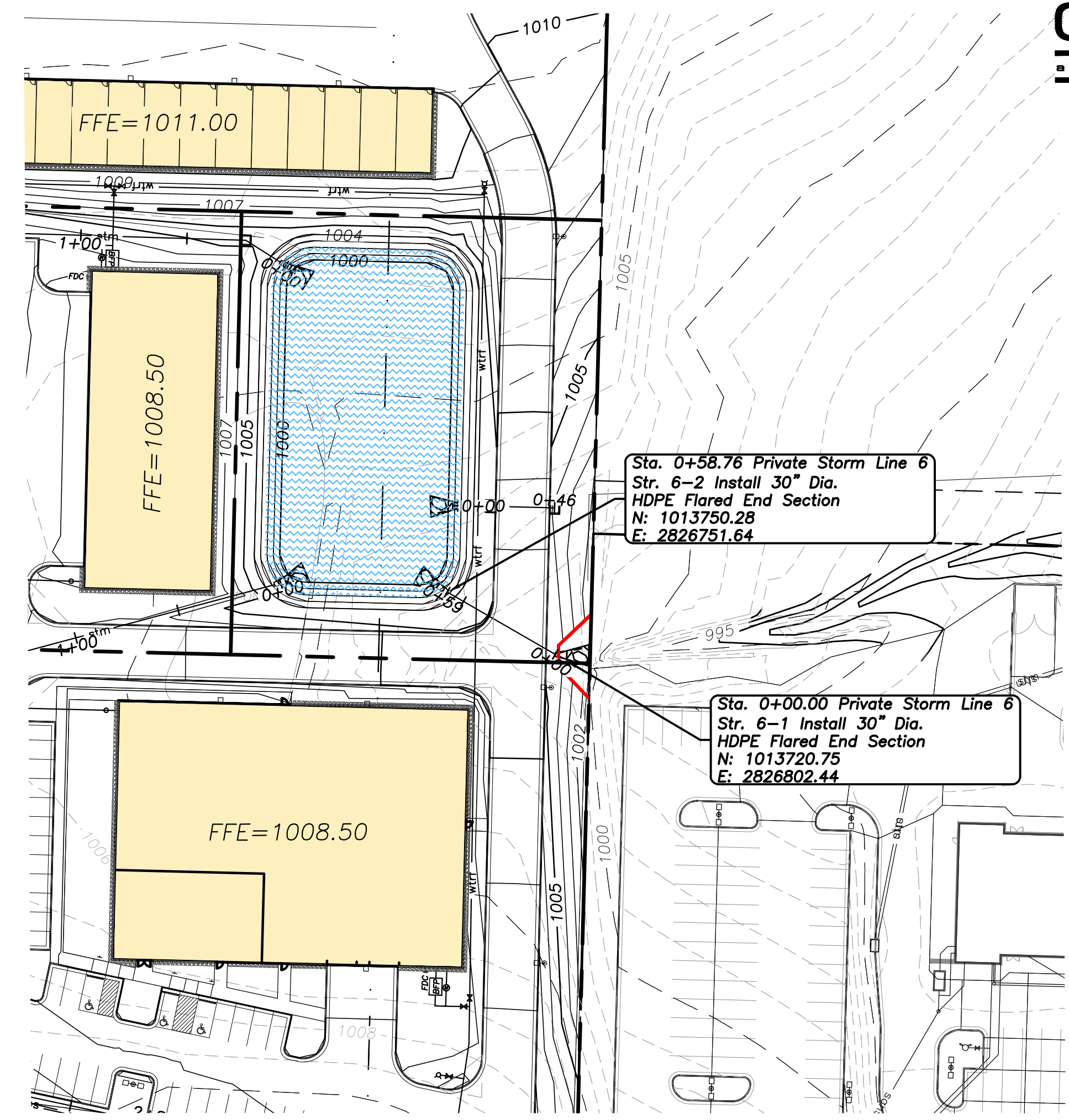
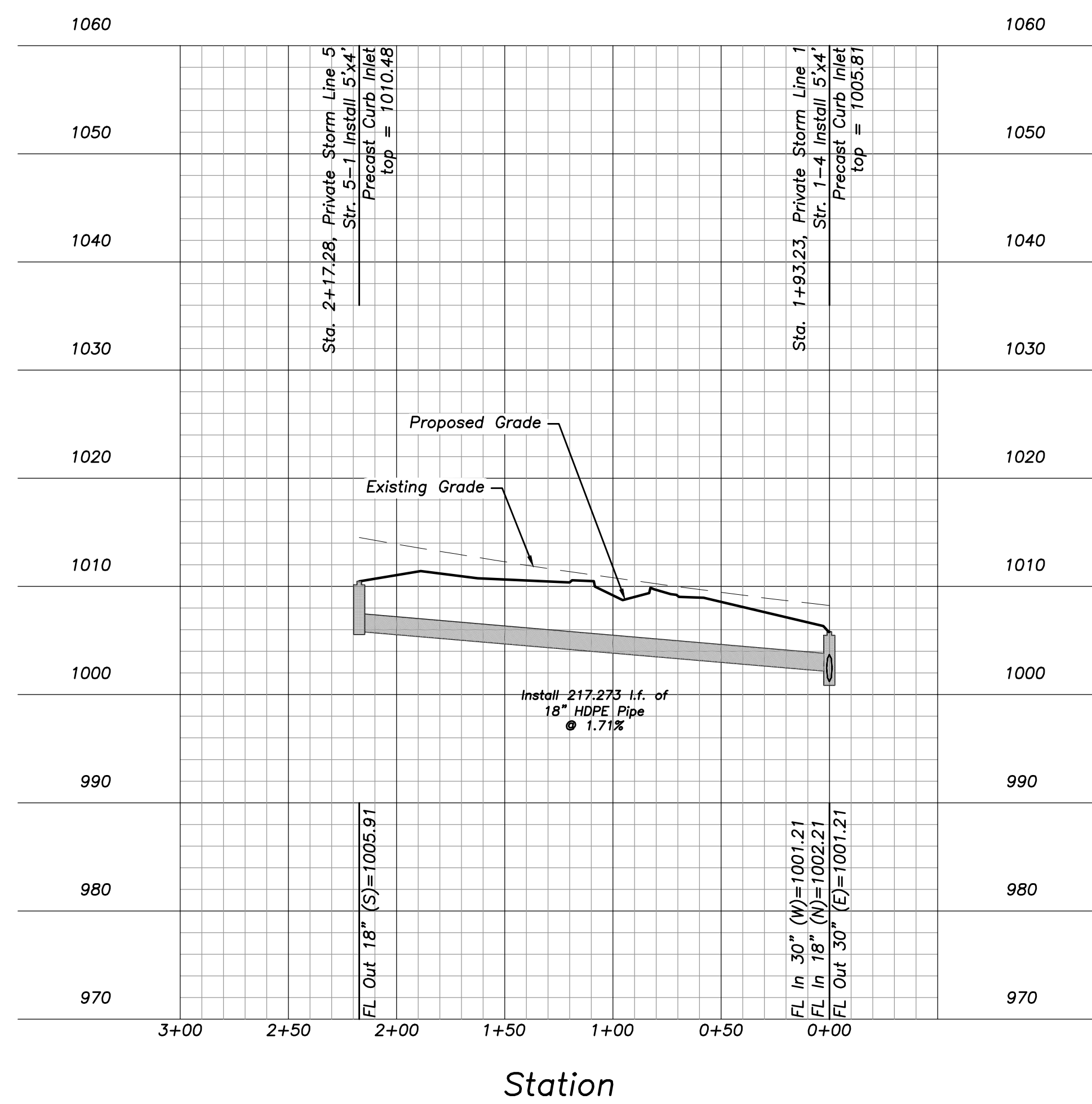
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- service transformer (pad mount)
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- light pole
- cable/phone/data junction box
- street light
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- end section

**Local Benchmarks:**

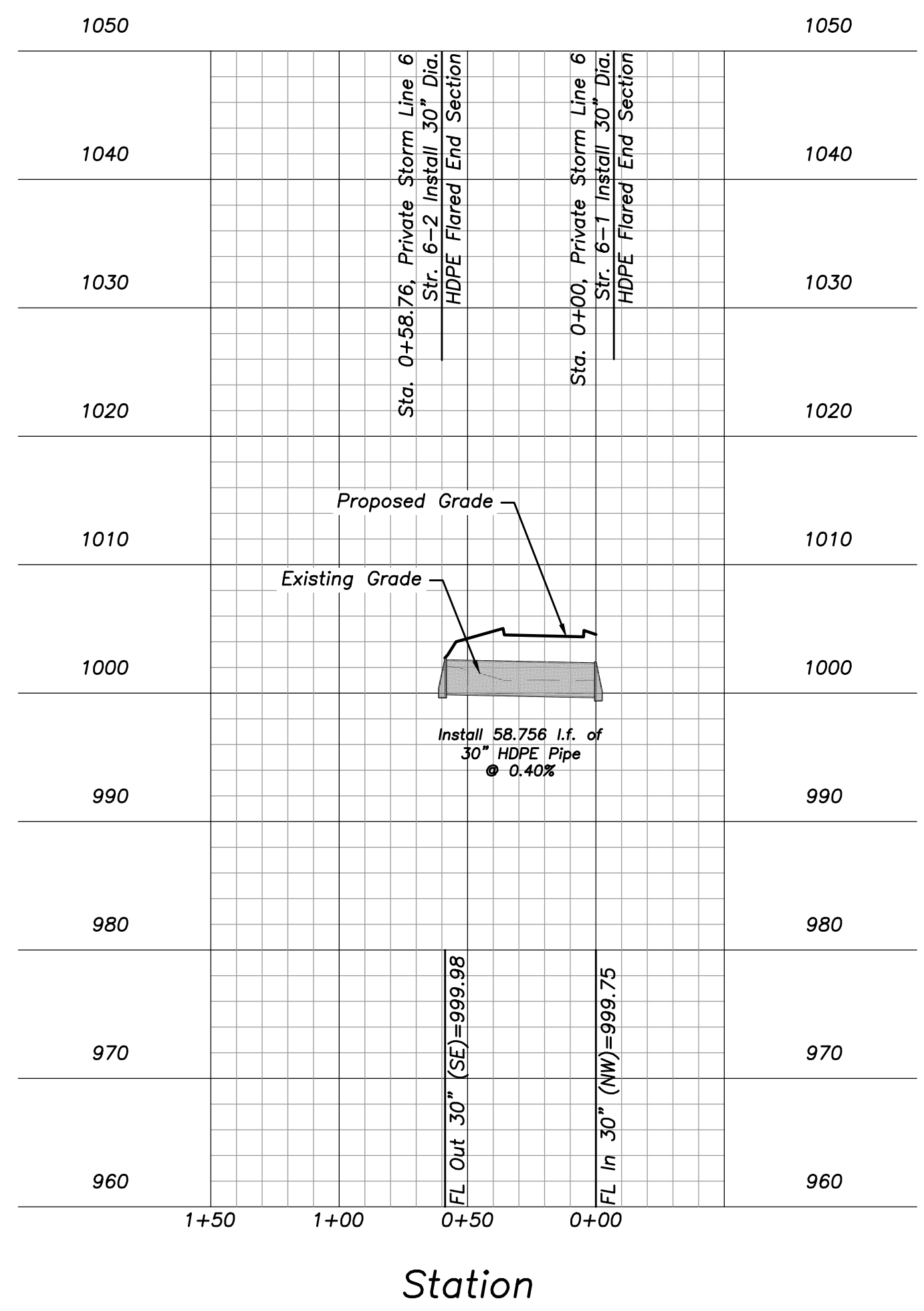
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N: 1013449.78  
E: 2826933.88
- BM-2: (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03



Private Storm Line 5



Private Storm Line 6



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sheet number  
**C3.6**  
drawing type Re-Zoning/PDP  
project number 20231