

OAKVIEW - LOT 3

FINAL DEVELOPMENT PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NE 1/4 OF SEC. 31-48-31

OAKVIEW - LOT 3
FINAL DEVELOPMENT PLANS

SHEET LIST

SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING & EROSION CONTROL PLAN
6	GRADING PLAN - CUT & FILL
7	UTILITY PLAN
8	SPOT ELEVATION PLAN
9	SPOT ELEVATION PLAN
10	DRAINAGE AREA MAP & CALCS
11	STORM PLAN & PROFILES
12	DETAILS
13	DETAILS
14	DETAILS
15	DETAILS
L100	LANDSCAPE PLAN
	LIGHTING PLAN

SEE ADDITIONAL PLANS PREPARED BY SCHARHAG ARCHITECTS.

McLAUGHLIN MUELLER, INC. HAS SOLE RESPONSIBILITY FOR SHEET 3. VSR DESIGN HAS SOLE RESPONSIBILITY FOR SHEET L100 AND PREMIER LIGHTING AND CONTROLS HAS SOLE RESPONSIBILITY FOR THE LIGHTING PLAN.

ENGINEER'S CERTIFICATION:

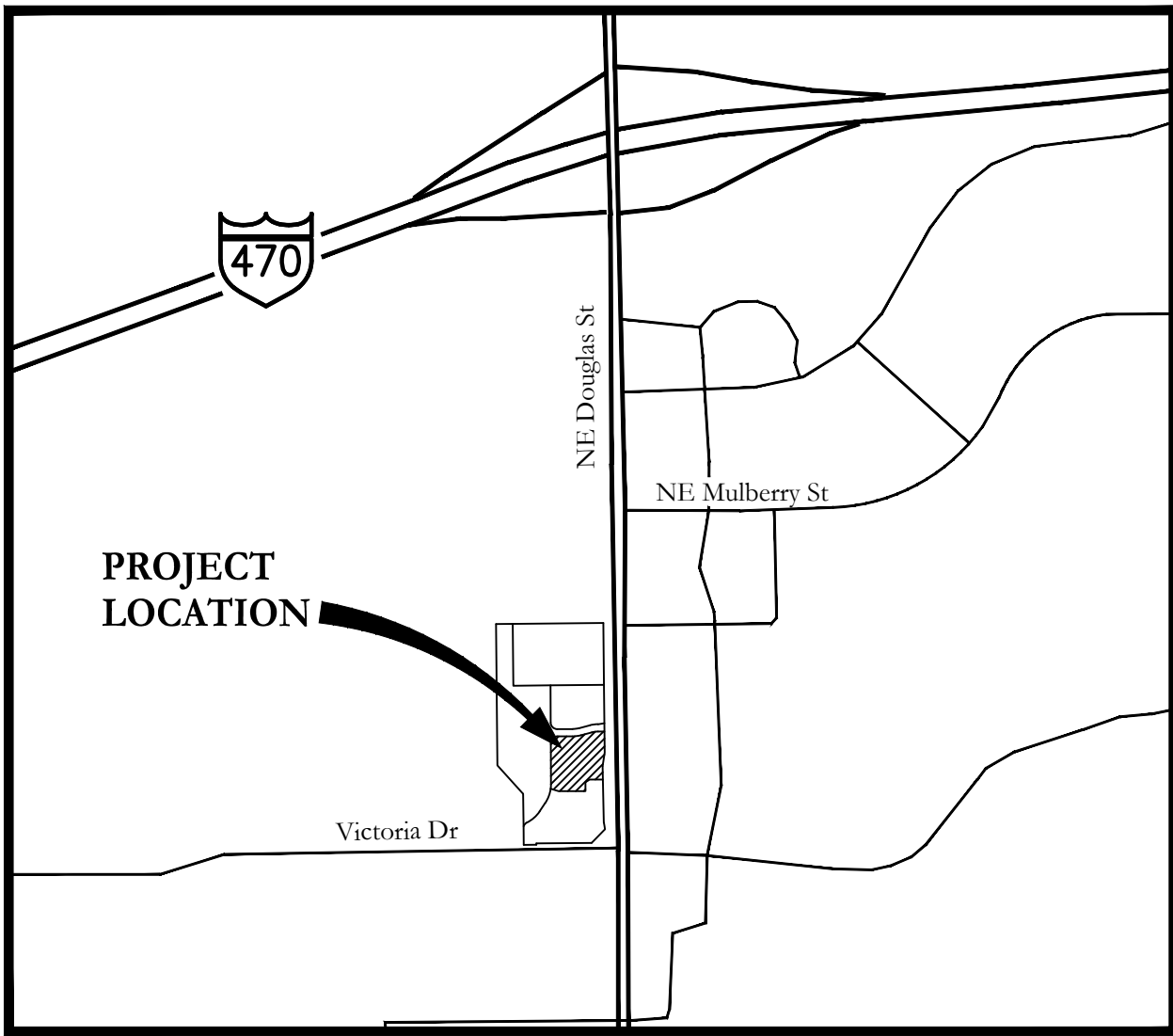
I hereby certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of City of Lee's Summit, Missouri, in current usage, except as indicated below.

Exceptions: 1. _____
2. _____
3. _____
4. _____

I have not been retained to coordinate as-built drawings for this project.



Ronald L. Cowger, PE
AGC Engineers, Inc.



LOCATION MAP
NOT TO SCALE

CONTACTS

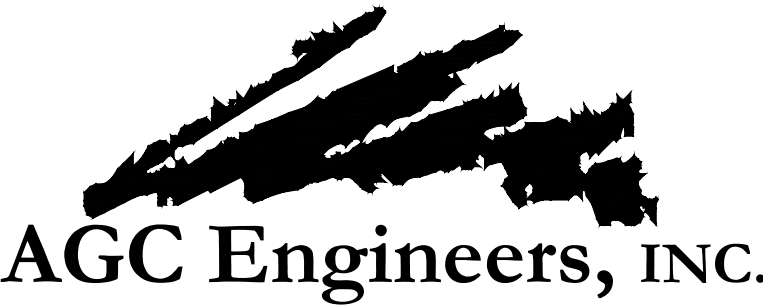
ENGINEERING

Engineering Alternate 781-4200
Ronald L. Cowger, PE

Engineering Primary 781-4200
Art Akin, PE

DEVELOPER

STAR ACQUISITIONS AND DEVELOPMENT, LLC
TIM HARRIS
244 W. MILL STREET, SUITE 101
LIBERTY, MISSOURI, 64068
(816) 781.3322



405 S. Leonard St., Suite D
Liberty, Missouri 64068
www.agcengineers.com
816.781.4200 ■
fax 792.3666

STATUS

- ☒ FOR PERMIT
☐ FOR CONSTRUCTION
☐ PLANS CONFORMING TO CONSTRUCTION RECORDS

DATE:

10-22-21

BY	REVISION	DATE
RC/ACA	FOR REVIEW - REVISED PER 10-14-21 CITY COMMENTS	10-22-21
RC/ACA	FOR REVIEW - REVISED PER 9-15-21 CITY COMMENTS	10-5-21
RC/ACA	FOR REVIEW	8-26-21

LEGAL DESCRIPTION

LOT 3 OF THE FINAL PLAT OF OAKVIEW - LOTS 1-5, A REPLAT OF LOT 2, "MINOR PLAT, POLYTAINERS ADDITION, LOTS 1 AND 2" AND PART OF NE DOUGLAS STREET ALL IN THE NE 1/4 OF SEC. 31-48-31 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 2909SC0409G. DATED 1/20/2017

OIL AND GAS WELL NOTE

THERE WAS NO OIL OR GAS WELLS LOCATED ON PROPERTY PER MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMITS WEBSITE.

UTILITIES AND PUBLIC AGENCIES

CITY OF LEE'S SUMMIT PUBLIC WORKS Michael Park (816) 969-1820

WATER UTILITIES Jeff Thorn (816) 969-1900

ELECTRIC EVERGY Ron Dejarnette (816) 347-4316

GAS SPIRE Katie Darnell (816) 969-2247

TELEPHONE AT&T Marty Loper (816) 275-1550
Mark Manion (816) 325-6516
Darrin Shepherd (816) 772-0336

CABLE COMCAST Ryan Alkire (816) 795-2218



NOTE:

Contractor shall be responsible for determining the exact locations of all underground utilities or appurtenances prior to commencing construction. Existing underground utilities shown on the drawings are for reference only, and their accuracy and completeness are not guaranteed. Contractor shall be responsible for repair or replacement of all underground utilities damaged during construction.

N:\Land Projects\Star Development - Oakview (Lee's Summit) - Lot 3\Drawings\Drawings-Plans\Final Development Plans\COVER.dwg, COVER, 10/22/2021 1:42:13 PM, ANSI full based D (34.00 x 22.00 inches), 1:1

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GENERAL PROJECT NOTES:

- The Contractor shall, at a minimum, have the following document(s) at the job site at all times:
Signed approved plans,
Contract Documents and Project Specifications,
City of Lee's Summit Design Criteria, Standard Specifications, Standard Details, and Approved Products Lists
(in the absence of specifications) Standard Specifications (Kansas City Metro Chapter-APWA) most current version
Storm Water Pollution Plan (SWPPP)
All required permits
- The Contractor shall reference the City of Lee's Summit Design Criteria, Standard Specifications, Standard Details, Approved Products Lists found at the following website
https://cityofs.net/development-services/design/design-criteria/design-construction -manual-infrastructure
- This Project shall be constructed in accordance with these Plans, City of Lee's Summit criteria and specifications (listed above), and in their absence the Kansas City Metro Chapter of American Public Works Association (most current version) "APWA".
- All work required to complete the project and that is not specifically itemized in the Contractor's proposal shall be considered subsidiary to other work itemized in the proposal.
- All materials and workmanship associated with this project shall be subject to inspection by the City of Lee's Summit and the Owner. The City and/or Owner reserves the right to accept or reject any such materials and workmanship that does not conform to the Standards and Technical Specifications.
- RESERVED
- The Contractor shall notify the Engineer immediately of any discrepancies in the Plans.
- By use of these Plans the Contractor agrees that he shall be solely responsible for the safety and protection of the construction workers and the public.
- Contractor is to obtain the necessary permits for all construction activities.
- Contractor shall be responsible for determining the exact locations of all underground utilities or appurtenances prior to commencing construction. Existing underground utilities shown on the drawings are for reference only, and their accuracy and completeness are not guaranteed. Contractor shall be responsible for repair or replacement of all underground utilities damaged during construction.
- RESERVED
- It shall be the responsibility of the Contractor to control erosion and siltation during all phases of construction.
- Any sidewalk, curb & gutter or pavement disturbed, damaged or destroyed during construction shall be replaced by Contractor at no additional cost to Owner.
- Modified curb shall be used at all locations where pavement drains away from curb.
- The Contractor shall contact the City's Development Service Engineering Inspectors 48 hours prior to beginning any work at (816) 969-1200.
- Contractor shall be responsible to install pavement joints on all concrete pavement, slabs, and / or sidewalk. At a minimum, an expansion joint shall be provided along all interfaces of
 - Building to sidewalk
 - Building to concrete pavement
 - Sidewalk to concrete pavement

GRADING NOTES:

- Erosion protection shall be in place prior to any land disturbance.
- Contours shown are to finished grade.
- The construction area shall be cleared, grubbed, and stripped of topsoil and organic matter from all areas. Excess topsoil shall be stockpiled separately from compactable material. Stripping existing topsoil and organic matter shall be to a minimum depth of six (6) inches.
- Areas to receive fill shall be striped of top soil and other organic material, scarified, and the top eight (8) inch depth compacted to 98% standard proctor density prior to the placement of any fill material. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be placed.
- Fill material shall be made in lifts not to exceed nine (9) inches depth compacted to 98% standard proctor density (per ASTM D-698) with a moisture content -3% and +2% optimum moisture. Contractor shall provide (at his/her sole cost) an independent geotechnical report certifying compaction at a sample interval of one (1) sample per 5000 square feet per lift or more frequent if required/recommended by the geotechnical firm. Geotechnical firm shall be approved by Owner prior to beginning fill operations. Fill material may include rock from on-site excavation if carefully placed so that large stones are well disturbed and voids are completely filled with smaller stones, earth, sand or gravel to furnish a solid embankment. No rock larger than three (3) inches in any dimension nor any shale shall be placed in the top 12 inches of embankment.
- In all areas of excavation, if unsuitable soil conditions are encountered, a qualified Geotechnical engineer shall recommend to the Owner on the methods of undercutting and replacement of property compacted, approved fill material.
- All slopes are to be 3:1 or flatter unless otherwise indicated.

- All slopes and areas disturbed by construction shall be graded smooth and a minimum four (4) inches of topsoil applied. If adequate topsoil is not available on-site, the Contractor shall provide topsoil, approved by the Owner, as needed. Any areas disturbed for any reason shall be corrected by the Contractor at no additional cost to the Owner prior to final acceptance of the project.
- All disturbed areas shall be seeded, fertilized and mulched or sodded in accordance with the standards and specifications adopted by the reviewing governing agency and good engineering practices.

EROSION CONTROL NOTES:

- Control of sediment is a very dynamic (ever changing) process. These plans are provided as a basis of anticipated erosion control measures. The Contractor shall modified add or delete with the Owner's permission the erosion control measure shown to prevent the migration of sediment off of the Owner's property and/or into jurisdictional waters/waterways.
- Any sediment deposited on public streets shall be removed immediately by Contractor at his sole expense.
- Stockpile excavation materials away from existing channels and grade to drain to adequate erosion control measures.
- Remove silt build up in temporary sediment basins (if applicable), inlet protection devices and/or silt fence until site is completely stabilized. Verify grade prior to final seeding, lining or rip-rap installation.
- All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Kansas City Metro Chapter of American Public Works Association. Seeding/Sodding shall be completed within 14 days after completing the work, in any area. If this is outside of the recommended seeding period, erosion control measures or other similarly effective measure shall remain and be maintained by Contractor until such time that the areas can be seeded and a stand of grass established per Missouri DNR or MoDOT Section 805.4 standards.
- When sediment deposits reach approximately one-half the height of the BMP, the sediment shall be removed or a second BMP shall be installed. All costs associated with this work, including related incidents, shall be the Contractor's responsibility and shall be included in the bid for the proposed work.
- Contractor shall perform BMP inspection once a week and after each rainfall event, and provide Owner a copy of report within 48 hrs. Faulty or inadequate erosion control measures shall be remediated or modified the same day of inspection so as to minimize the risk of sediment discharge from the Owner's property or jurisdictional waters/waterways.
- Contractor shall protect and maintain erosion control measures until a complete stand of grass as defined by Missouri DNR has been established.
- Concrete Washout Areas will be determined onsite by the Job Superintendent.
- At a minimum the following permits/approvals shall be posted on site or as required by the permit terms and conditions:
City of Lee's Summit Land Disturbance Permit.
- Permanent fertilizing, seeding (Type "A") and mulch shall be in accordance with Kansas City Metro Chapter of American Public Works Association. Final acceptance per MoDOT Sections 805.4
- The Contractor shall install Erosion Control Blanket (ECB) on all slopes with 3:1 slope or greater. ECB shall be Landlok CS2 or approved equal.
- Provide temporary silt fencing at all pipe entrances until all site seeding and sodding has been established. Maintain as necessary.
- Immediately remove sediments or other materials tracked onto public roadways.
- Provide and maintain stabilized roadway construction entrance (or entrances as may be required).
- Coordinate site grading with existing and proposed utilities.
- Stock pile waste excavation materials away from existing channels and grade to drain.
- Remove silt build up in basin and verify grade prior to final seeding, lining or rip-rap installation and clean up.
- All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Standards and Specifications adopted by the City of Lee's Summit, MoDOT, MoDNR or other governing agency and good engineering practices.
- Silt fences, whether straw bales or filter fabric, require maintenance to preserve their effectiveness. All silt fences shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs shall be made immediately. When sediment deposits reach approximately one-half the height of the silt fence, the sediment shall be removed or a second silt fence shall be installed. All costs associated with this work, including related incidentals, shall be the contractor's responsibility and shall be included in the bid for the proposed work.

WATER NOTES:

- Reference MEP Plans to confirm fire protection main size (if required), domestic water and meter sizes. If a discrepancy exists between the Plans contact the Engineer prior to ordering material.
- Domestic water shall be 3/4-inch & 1-inch soft "k" copper conforming to the latest federal specifications or cross-linked polyethylene (PEX) meeting current City Code.
- Minimum cover for water lines shall be 42 inches.
- Install fittings as required. maximum pipe deflection per manufacturers recommendations.
- Install 3/4-inch tap and 3/4-inch service to 3/4-inch water meter at property line (on private property side). Extend 1-inch domestic water from water meter to building.
- All water service installation, including back-flow devices, are subject to field verification and approval by City inspector.

REFERENCE DOCUMENTS & DRAWINGS:

Contractor shall reference the following documents prior to beginning Work
1. Architectural Plans (including but not limited to MEP and Structural Plans)
2. Landlord Work Order list from Star Acquisitions and Development, LLC

STORM NOTES:

- All HDPE pipe shall be Water-Tight
- All High Density Polyethylene (HDPE) pipe shall conform to AASHTO M294 Type S. Acceptable pipe must come from a Plastic Pipe Institute (PPI) certified manufacturer and have passed the PPI 3rd Party Certification testing. Each individual section of pipe shall be marked in accordance with AASHTO M294 and shall be affixed with the PPI Certification label. HDPE pipe shall be joined with water tight joints meeting the requirements of AASHTO M294 Paragraph 7.9.3.
- Pipe lengths are from inside face to inside face.
- End sections for HDPE pipe shall be metal with concrete toe wall unless noted otherwise.

ELECTRIC:

- Contractor to coordinate with Evergy Electric for electrical service.
- Contractor to coordinate with Evergy Electric for location of transformer pad and transformer if required.

GAS:

- Contractor to coordinate with Spire for gas service, and location of meter.

TELEPHONE:

- Site contractor to install PVC conduit(s) for use by telephone company. Site contractor to coordinate with telephone company for installation of service and location of proposed pedestals, etc. Telephone conduit shall have a minimum cover of 30". Site contractor shall coordinate location with telephone company representative and locate PVC crossings as necessary. See building plans for entrance locations.

LEGEND

EXISTING

- SET MONUMENT AS NOTED STAMPED LS 1999141096
- FOUND 1/2" REBAR LS 1989
- FOUND MONUMENT AS NOTED
- MEASURED DISTANCE
- CONTROL POINT
- DOWN GUY
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- POST
- MANHOLE
- WATER VALVE
- BUILDING LINE
- DRAINAGE EASEMENT
- AERIAL UTILITY
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT
- UNDERGROUND GAS
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER

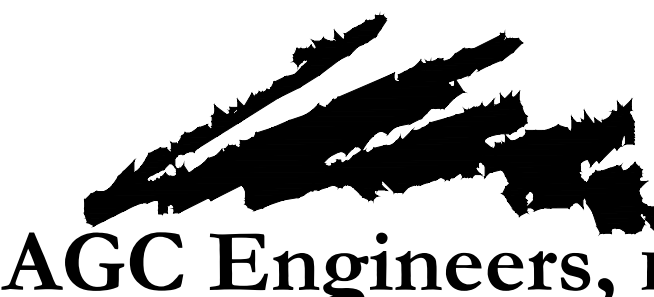

PROPOSED

- SANITARY STRUCTURE
 - SANITARY SEWER
 - STORM STRUCTURE
 - STORM SEWER
 - WATERLINE
 - WATER METER
 - WATER VALVE
 - GAS LINE
 - CLEANOUT
 - PARKING COUNT
 - CONTOUR
 - LIGHT POLE (SITE PARKING)
- | | |
|-----------|---|
| D/E | DRAINAGE EASEMENT |
| GM | GAS METER |
| WM | WATER METER |
| E/E | ELECTRIC EASEMENT |
| U/E | UTILITY EASEMENT |
| B/L | BUILDING LINE SETBACK |
| MH | MANHOLE |
| R | RADIUS OR RAMP (as it relates to sidewalks) |
| L | LANDING (as it relates to sidewalks) |
| S/W or SW | SIDEWALK |
| AC | AIR CONDITIONER |
| MEP | MECHANICAL, ELECTRICAL & PLUMBING |
| WSD | WATER SERVICES DEPARTMENT |
| D.S. | DOWN SPOUT |
| TC | TOP OF CURB |
| G | GROUND |
| P | PAVEMENT |
| LP | LOW POINT |
| HP | HIGH POINT |

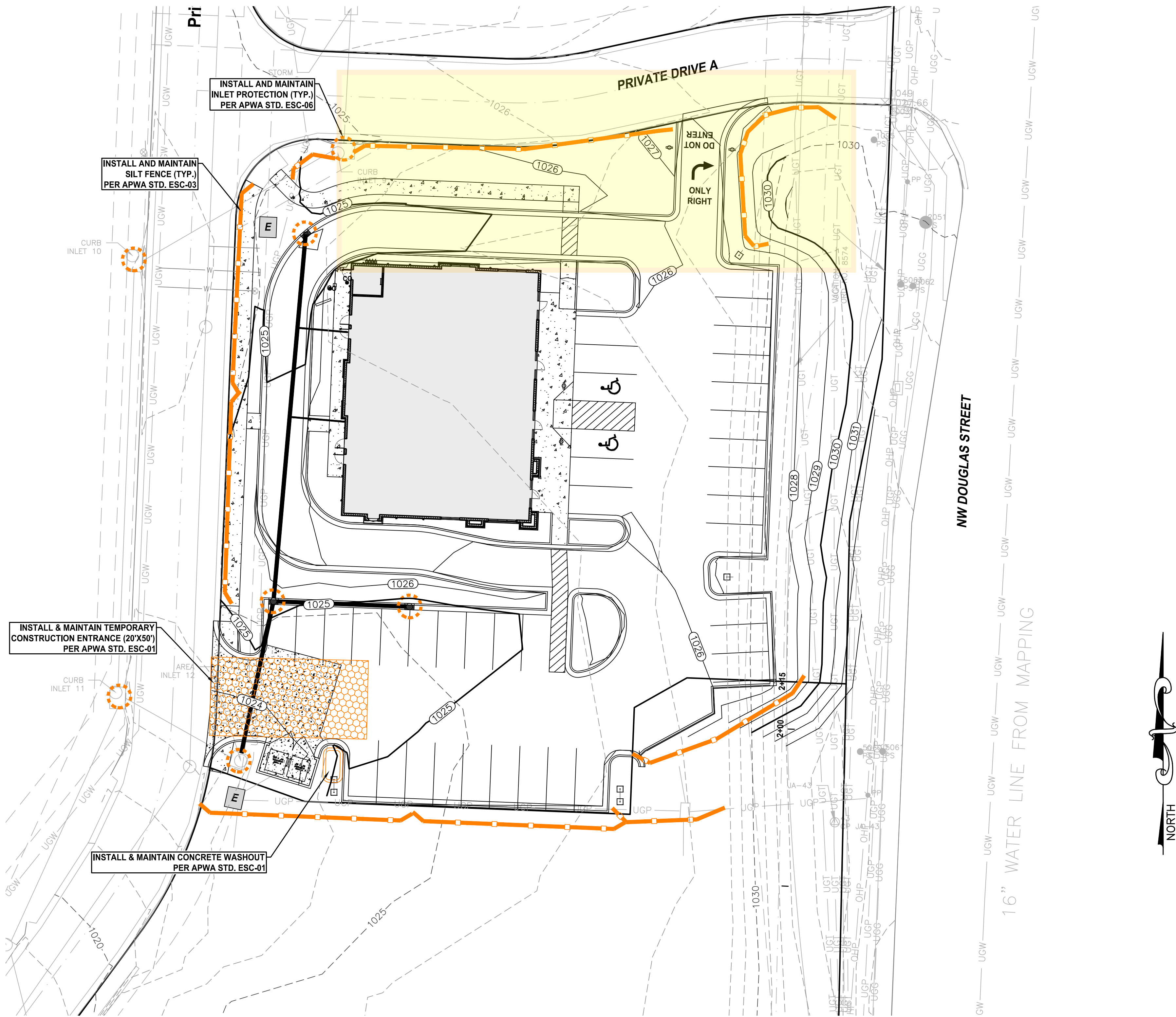
SANITARY NOTES:

- All sanitary stub lines shall be laid on 2.00% grade unless approved otherwise.
- The Contractor shall install and properly maintain a mechanical plug at all connection points with existing lines until such time that the new line is tested and approved.
- Where sanitary sewer lines are to be installed over and across water lines, a minimum of 24 inches of clearance shall be provided. Where clearance is not provided, construct sanitary sewer line of ductile iron pipe for a distance of at least 10 feet in each direction from crossing, with no joint within 6 feet of crossing.
- Performance testing in accordance with APWA Section 2508. Witness and acceptance by City is required before placing in service.
- All service lines shall be schedule 40 PVC.
- All pre-cast manholes shall meet or exceed standards and specifications as set forth in ASTM C-478.
- All PVC pipe shall meet or exceed standards and specifications as set forth in ASTM D-3034.
- All proposed and existing street crossings shall be tamped granular backfill (Type 3) from the bottom of the trench to a point that is 15" below the finished grade of the street. All existing street crossings shall be filled with flowable fill per detail STR-011.
- Mandrel testing is required and shall be performed in accordance with APWA 2508.5, at a minimum of 30 days after installation.
- All inspection of sanitary sewer construction shall be performed by the City of Lee's Summit.
- It is the responsibility of the contractor to have sanitary sewer lines air tested and sanitary sewer manholes vacuum tested for new construction and modifications to existing. Contractor shall provide city with test results upon completion of construction.
- Areas with less than three (3) feet of depth from existing grade to proposed top of pipe shall be filled to an elevation of three (3) feet above the proposed top of pipe, compacted to 95% density +/-2% prior to trenching or laying of any pipe.
- Sanitary sewer piping material shall be as follows:

0 to 15' depth; SDR-35 PVC
15' to 22' depth; SDR-26 PVC
22' to 30' depth; SDR-21 PVC
greater than 30' depth; D.I.P.
6" service laterals; SDR-35 PVC at 2.0% minimum.
- All manholes, catch basins, utility valves, and meter pits shall be adjusted or rebuilt to grade as required.
- Service lines shall be extended a minimum of 1 foot past the house side of all utility easements.
- Insert Tee's or Saddles for service lines are not allowed except in special cases with prior City approval and City observation of installation.

BY	REVISION	DATE	<div><div>AGC Engineers, INC.</div></div>	405 S. Leonard St., Suite D Liberty, Missouri 64068 816.781.4200 ■ fax 792.3666 www.agcengineers.com	<div></div>	OAKVIEW - LOT 3 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
RC/ACA	FOR REVIEW - REVISED PER 10-14-21 CITY COMMENTS	10-22-21				SITE DEVELOPMENT PLANS GENERAL NOTES & LEGEND	2
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RC/ACA	FOR REVIEW	8-26-21					

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LEGEND:

EROSION CONTROL

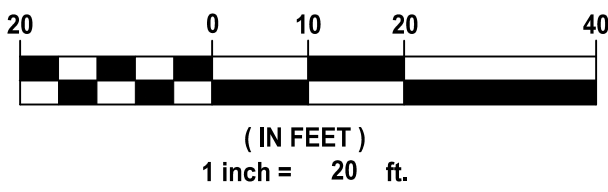


INLET PROTECTION PER APWA STD. DWG ESC-06
SILT FENCE PER APWA STD. DWG ESC-03

NOTES:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE BEFORE GRADING.
2. REMOVE TEMPORARY BMPs AFTER PAVING IS COMPLETED AND PERMANENT GRASS IS ESTABLISHED.
3. DISTURBED AREA = 0.92 AC

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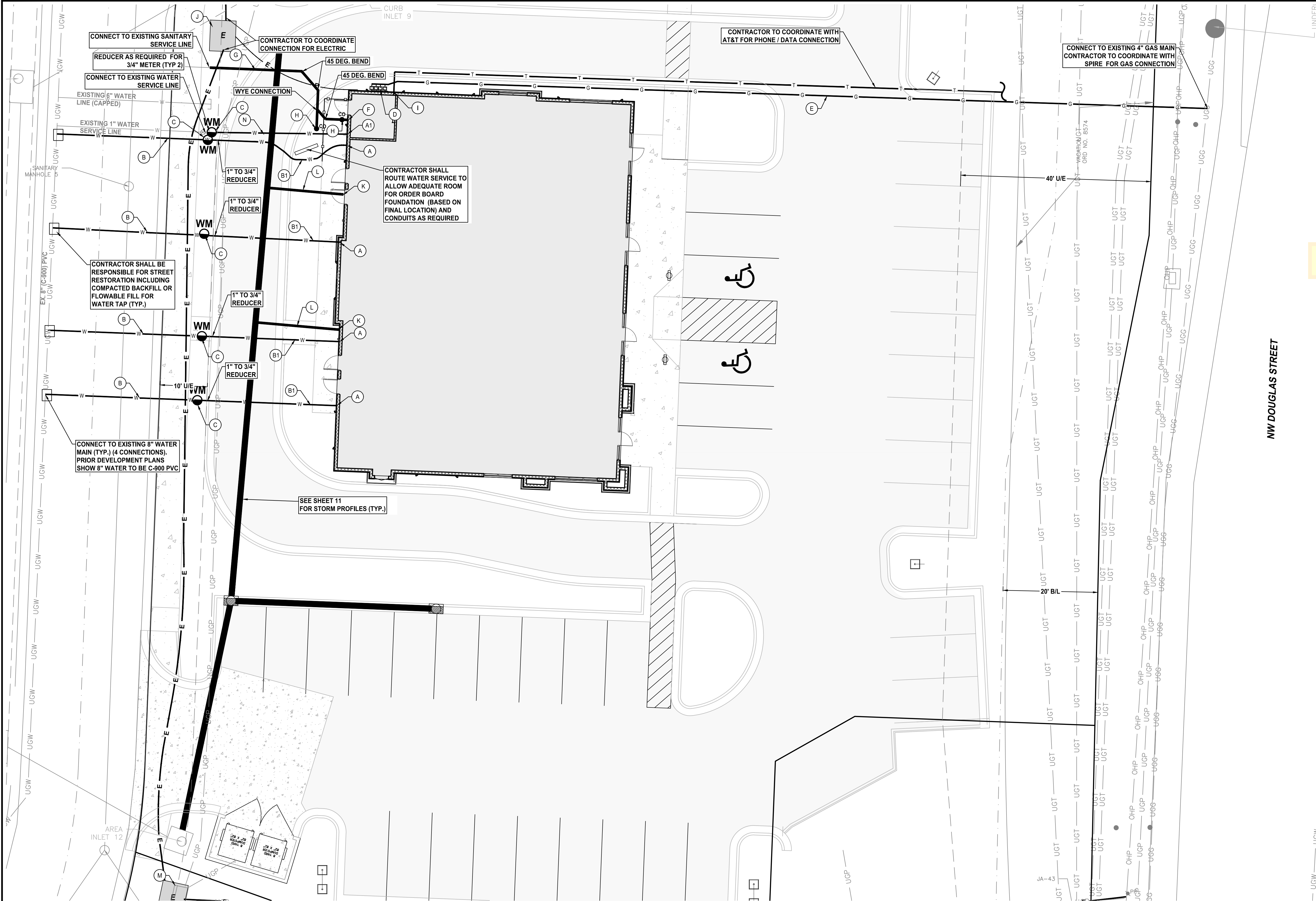
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OAKVIEW - LOT 3 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS GRADING & EROSION CONTROL PLAN	5

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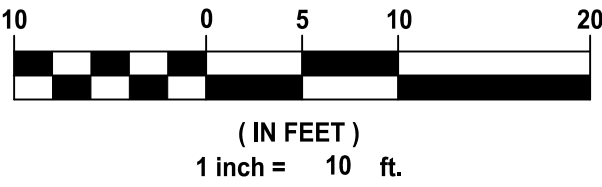
- NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH STAR DEVELOPMENT CORP. PRIOR TO BEGINNING UNDERGROUND UTILITIES TO VERIFY SPECIFIC TENANT REQUIREMENTS SUCH AS PHONE / DATA REQUIREMENTS, DOMESTIC WATER, WATER METER AND FIRE LINE SIZES (IF APPLICABLE), CONDUITS TO / FROM MESSAGE BOARDS, AND GROUND LOOP DETECTION SYSTEMS.
 2. PRIOR TO FINAL GRADING OR CONCRETE POURS CONFIRM WITH DEVELOPER THE NEED OF ANY UNDERGROUND CONDUIT(S) FOR MENU BOARDS, GROUND LOOPS, IRRIGATION, FUTURE UNDERGROUND CONDUITS, ETC.
 3. SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN INCHES (18") BETWEEN THE OUTSIDE BOTTOM OF THE WATER MAIN AND THE OUTSIDE TOP OF THE SANITARY SEWER. MAINTAIN EIGHTEEN INCHES (18") MINIMUM SEPARATION FROM THE TOP OF THE SANITARY SEWER TO THE BOTTOM OF THE WATER MAIN. WHEN WATER LINE GOES UNDER A SANITARY SEWER THEN THE SANITARY SEWER SHOULD BE PRESSURE RATED PIPE OR ENCASED IN CONCRETE.
 4. CONTRACTOR SHALL PROVIDE 18" VERTICAL CLEARANCE BETWEEN UTILITIES.

KEY LEGEND

- (A) DOMESTIC WATER ENTRY (RE: MEP)
- (A1) IRRIGATION WATER ENTRY (RE: MEP)
- (B) 3/4" DOMESTIC WATER TAP AND SERVICE LINE TO METER (CONFIRM WITH MEP PRIOR TO INSTALLATION) REFER TO WATER NOTES ON SHEET 2
- (B1) 1" DOMESTIC WATER LINE (CONFIRM WITH MEP PRIOR TO INSTALLATION) REFER TO WATER NOTES ON SHEET 2
- (C) 3/4" WATER METER AND METER PIT
- (D) GAS ENTRY (RE: MEP)
- (E) 1" GAS LINE (RE: MEP FOR GAS SIZE AND MATERIAL)
- (F) SANITARY SEWER ENTRY (RE: MEP)
- (G) 6" SANITARY SEWER LINE (2% MIN. SLOPE)
- (H) CLEANOUT
- (I) PHONE / DATA SERVICE ENTRY (RE: ARCH)
- (J) ELECTRICAL TRANSFORMER (RE: MEP)
- (K) DOWNSPOUT (RE: ARCH) (SEE DOWNSPOUT DRAIN DETAIL)
- (L) 6" PVC DOWNSPOUT STORM LINE (MIN. 4% SLOPE)
- (M) CONNECT TO EXISTING SECTIONALIZER (CONTRACTOR TO COORDINATE WITH EVERGY)
- (N) 1" IRRIGATION LINE (CONFIRM WITH MEP PRIOR TO INSTALLATION)



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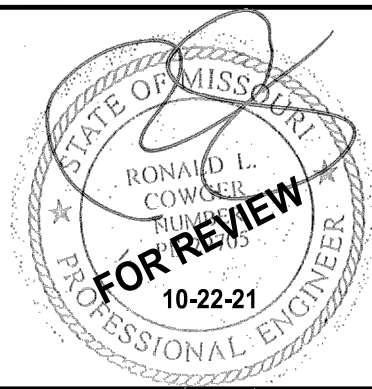


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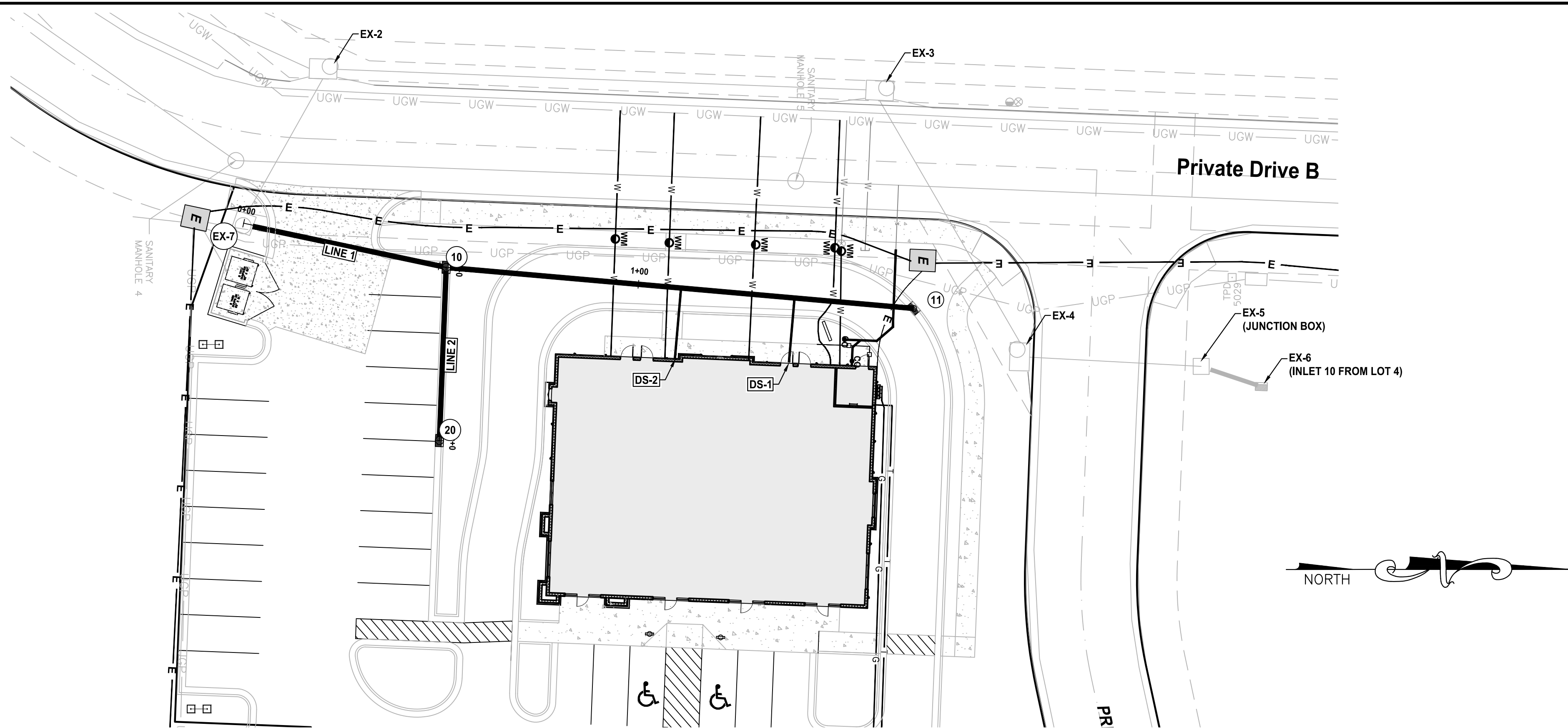
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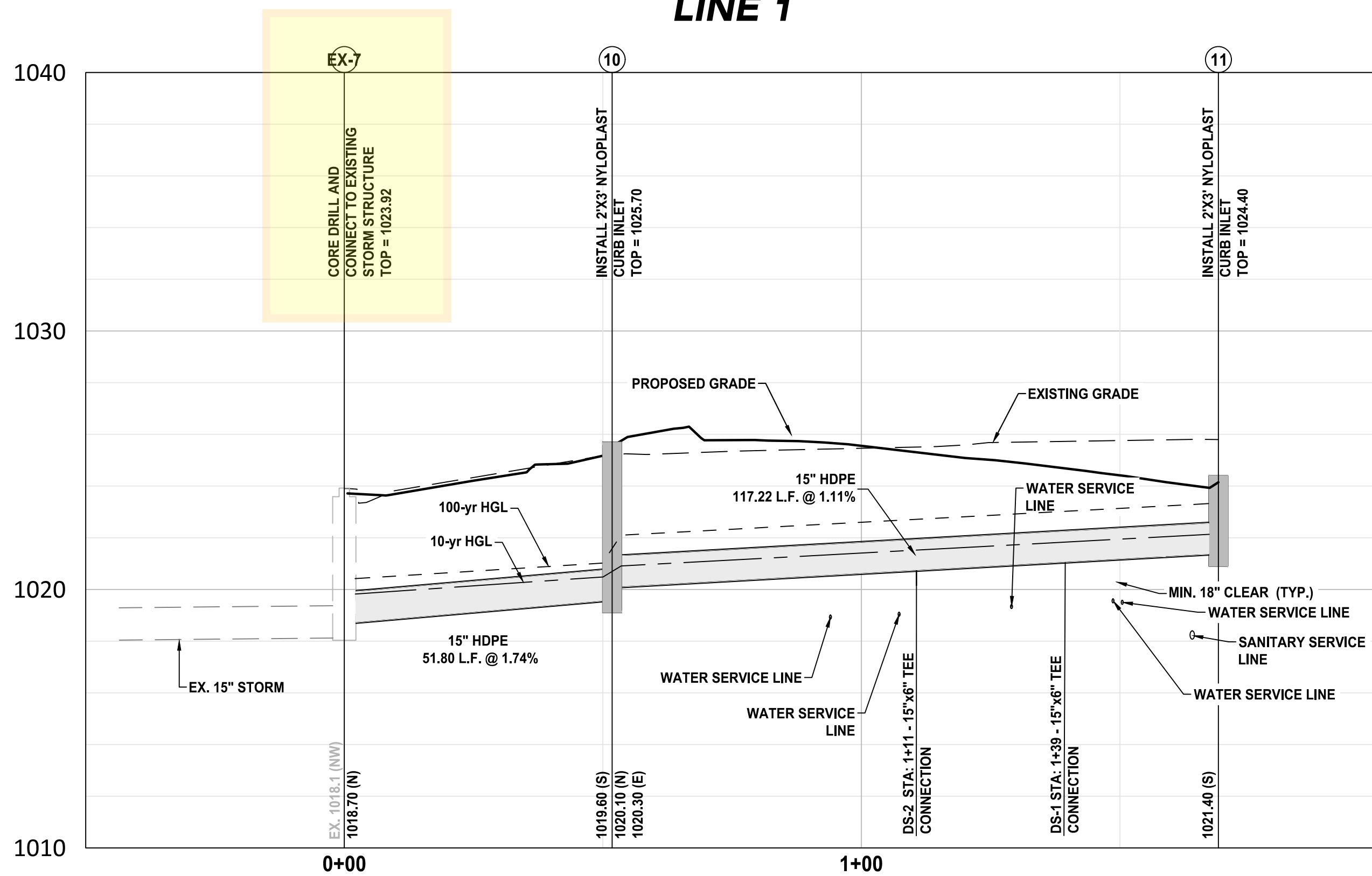
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
UTILITY PLAN

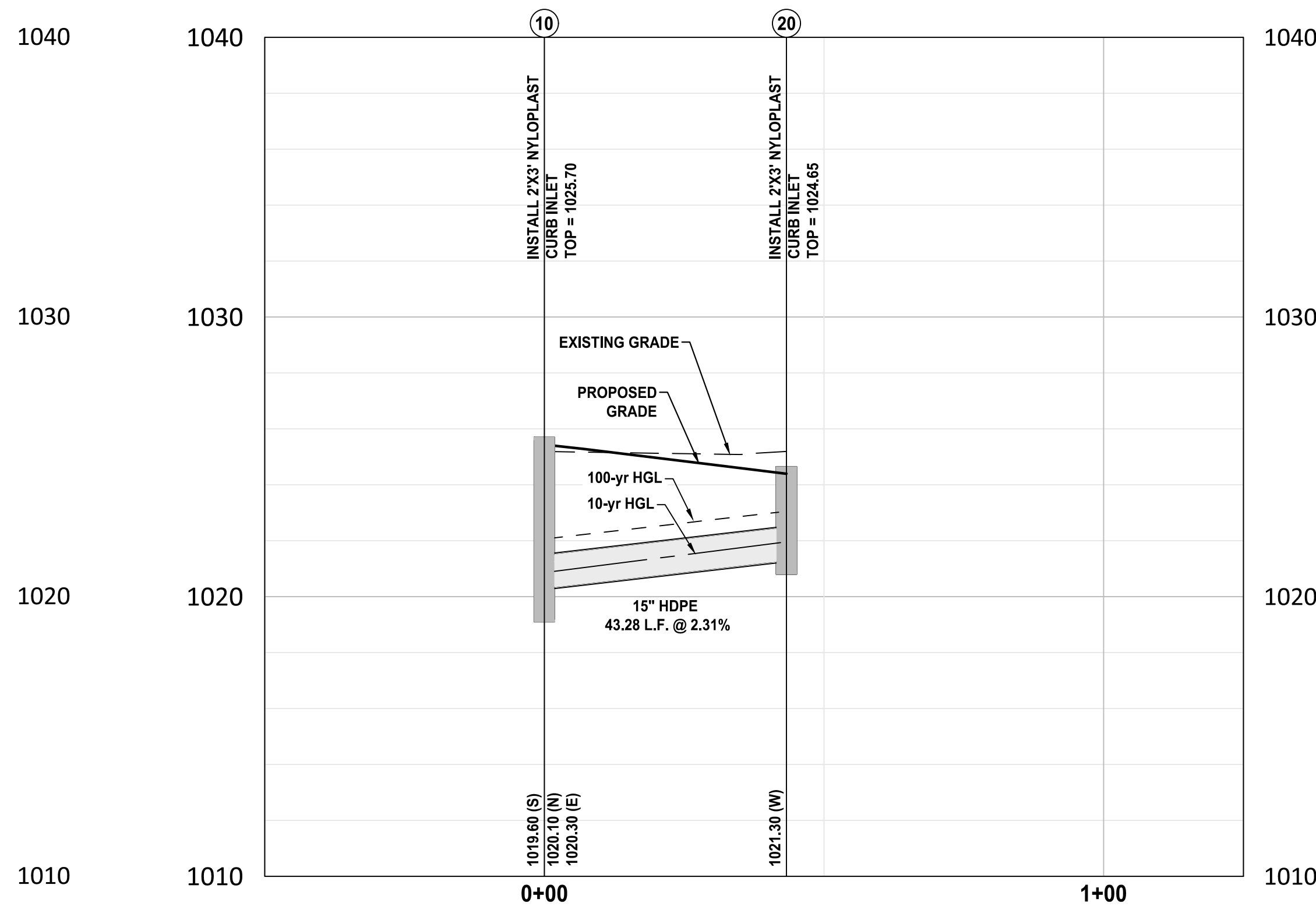
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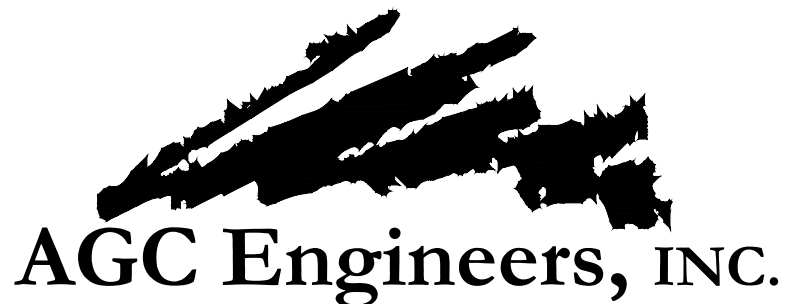
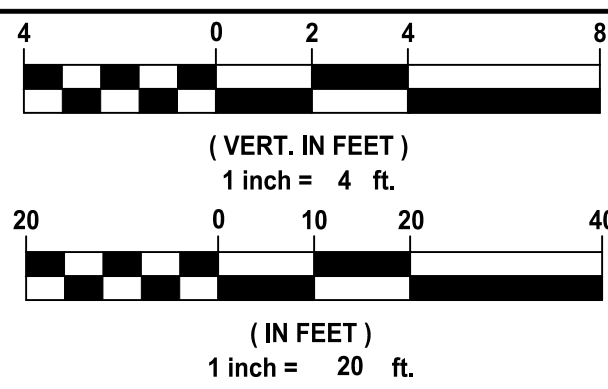
LINE 1



LINE 2



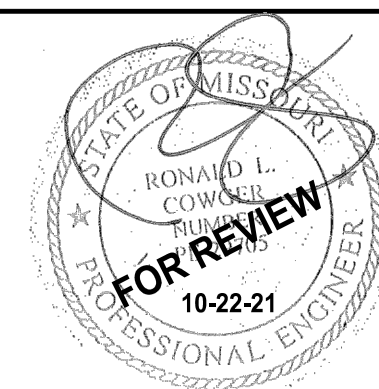
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STORM PLAN & PROFILES