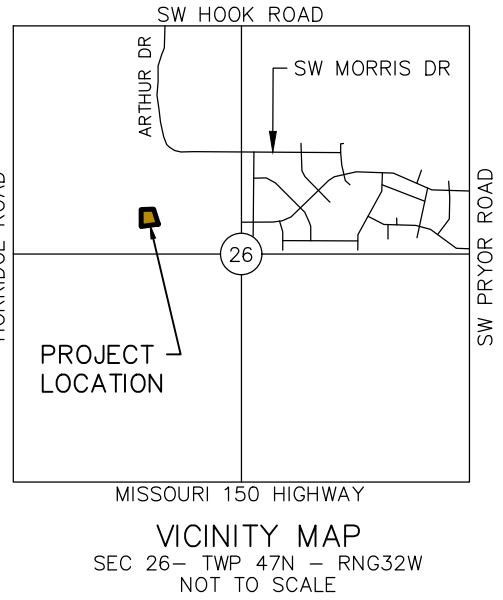
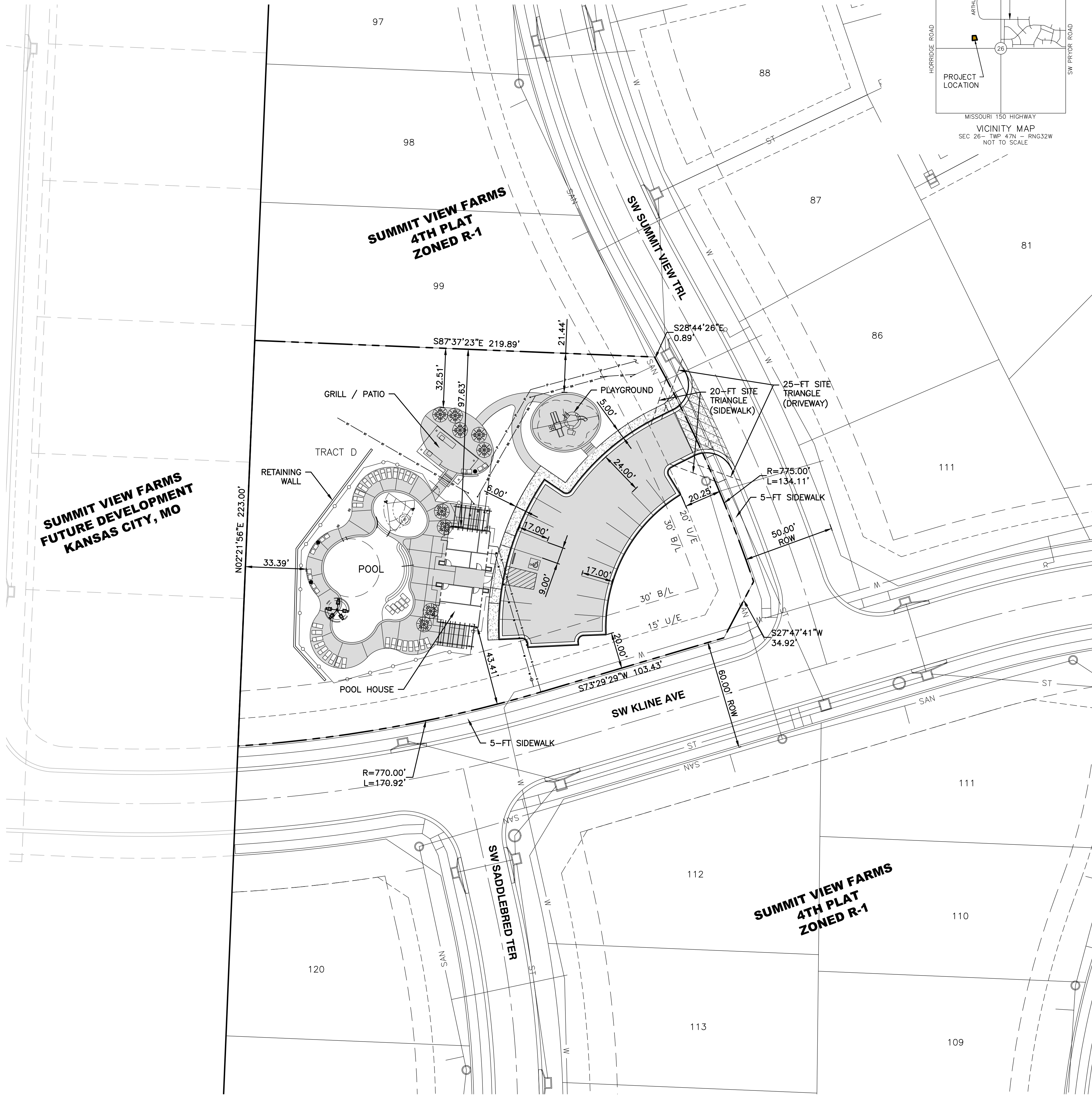


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FINAL DEVELOPMENT PLAN
TRACT D, SUMMIT VIEW FARMS 4TH PLAT
3132 SW SUMMIT VIEW TRL
NEIGHBORHOOD SWIMMING POOL

LEGEND:

- DRIVEWAY CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- ASPHALTIC CONCRETE PAVEMENT

NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, AS STATED IN ORDINANCE NO. 5813.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT ENGINEERING FIELD ENGINEERING INSPECTORS AT 816-969-1200 PRIOR TO ANY LAND DISTURBANCE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S RIGHT-OF-WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT-OF-WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- PERMITS ARE ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION AFTER PLANS ARE APPROVED FOR PERMITTING AND FEES ARE PAID.
- WATER MAIN TAPS, 2-IN DIAMETER AND SMALLER, WILL BE MADE BY WATER UTILITIES, OPERATIONS DEPARTMENT 816-969-1900 WITH A FOURTY-EIGHT (48) HOUR PRIOR NOTICE TO SCHEDULE THE TAP.
- ALL PERMANENT CONCRETE CURB SHALL BE STRAIGHT BACK CURB AND GUTTER (TYPE CG-1), WET OR DRY AS INDICATED, UNLESS SHOWN OTHERWISE.
- ALL PRIVATE SANITARY SEWER LATERALS SHALL BE 4-IN PVC, SDR 26, AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
- ALL WATER LINES SHALL HORIZONTALLY CLEAR STORM SEWER STRUCTURES BY 5-FT, SANITARY SEWER STRUCTURES BY 10-FT, AND PIPES BY 18-IN VERTICALLY.
- AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE, PROVIDE A SIGN MEETING THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE SIGN SHALL BE MOUNTED 60-IN (5-FT) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN. THE SIGN SHALL BE 12-IN X 18-IN IN AREA.
- THE SUBJECT SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0531G, WITH A REVISED MAP DATE OF JANUARY 20, 2017.
- THERE ARE NO ABANDONED OIL AND/OR GAS WELLS PRESENT WITHIN THE LIMITS OF THE TRACT, PER THE APPROXIMATE LOCATIONS GIVEN IN THE ONLINE MDNR OIL AND GAS DATABASE UPDATED NOVEMBER 7, 2019.
- THE SUBJECT SITE IS ZONED R-1. THIS USE IS ALLOWED BY THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.
- ALL SIDEWALK PAVEMENT SURFACES AND CURB SHALL BE KCMMB4K CONCRETE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, SECTION 5100, AS STATED IN ORDINANCE NO. 5813.
- THE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE DESIGN SUMMIT VIEW FARMS 4TH PLAT LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE, WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- SUMMIT VIEW FARMS 4TH PLAT PRIVATE INFRASTRUCTURE HAS NOT BEEN CONSTRUCTED. CONTRACTOR SHALL COORDINATE FINAL DEVELOPMENT PLAN IMPROVEMENTS WITH 4TH PLAT CONSTRUCTION.

SITE PLAN INFORMATION			
SITE AREA (SF), (AC)	49,874 SF 1.15 AC	TOTAL BUILDING AREA (SF)	1,220 SF
FLOOR AREA RATIO	0.015	IMPERVIOUS COVERAGE (SF), (%)	19,400 SF 38.9 %

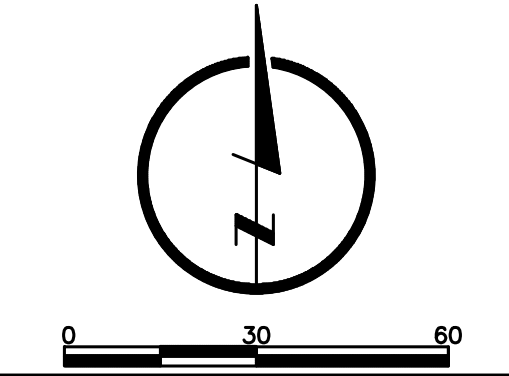
PARKING TABLE				
USE	PARKING REQUIREMENT	LEE'S SUMMIT LOTS	CODE REQUIRED	PROVIDED*
SUBDIVISION POOL	1 PER 16 SUBDIVISION LOTS	120	8	18
* 1 ACCESSIBLE PARKING SPACE REQUIRED AND PROVIDED				

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DEVELOPMENT GROUP, LLC
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LEE'S SUMMIT, MO 64063
BILLKENNEY9@GMAIL.COM
(816) 838-0552

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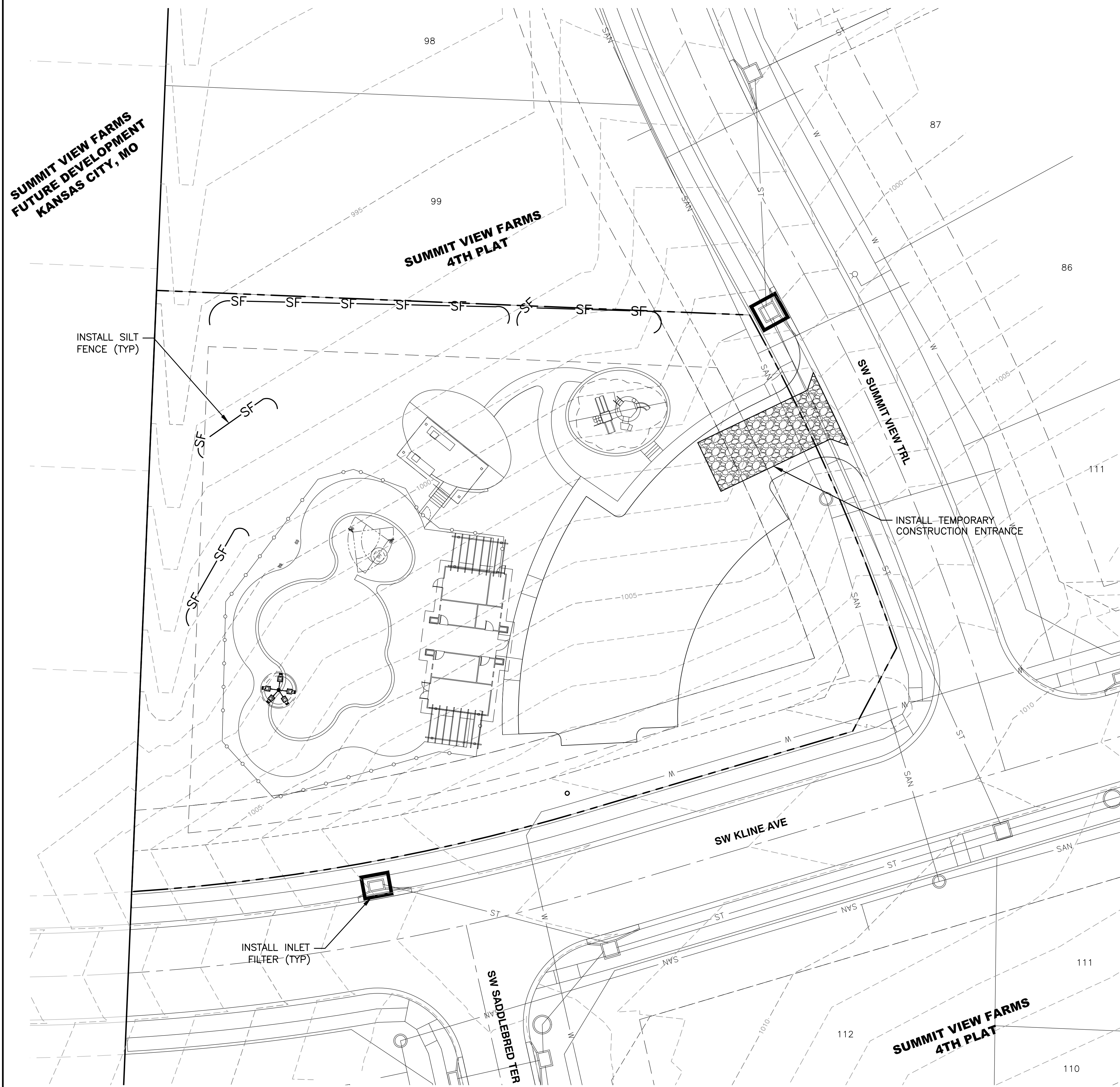
SITE PLAN SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI

REVISIONS

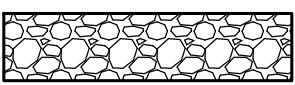
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DATE
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PROJECT NUMBER
0318050.02
BOOK AND PAGE
MISSOURI AUTHORIZATION NUMBER
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- GENERAL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
 2. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
 3. CONTRACTOR SHALL UTILIZE TEMPORARY CONSTRUCTION ENTRANCE(S) FOR ACCESS TO THE PROJECT AREA.
 4. CONTRACTOR SHALL REFER TO THE SPECIFIC SWPPP AND MDNR LAND DISTURBANCE PERMIT FOR ADDITIONAL REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
 5. CONTRACTOR IS TO MAINTAIN ALL EROSION CONTROL INSTALLATIONS.
- EROSION AND SEDIMENT CONTROL SEQUENCING:**
1. IMPLEMENT PRE-CLEARING: ALL STRUCTURAL BMPs MUST BE IN PLACE BEFORE GENERAL CLEARING OPERATIONS. CLEARING NECESSARY TO PLACE STRUCTURAL BMPs IS THE MINIMUM REQUIRED FOR INSTALLATION. COORDINATE CLEARING NECESSARY TO PLACE STRUCTURAL BMPs WITH LOCAL WEATHER FORECAST SO THAT CLEARING AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. STABILIZE ALL DIVERSION BERMS AND SEDIMENT TRAPS WITHIN 5 DAYS AFTER INSTALLATION.
 2. CLEAR AND STABILIZE WORK AREAS: GRADE PARKING AND CONTRACTOR AREAS AND PLACE ALL-WEATHER SURFACE ON CONTRACTOR AREAS.
 3. BUILDING TOP-OUT: COMPLETE BUILDING FOUNDATION, FRAMING, SEEDING AND ROOF INSTALLATION INCLUDING UTILITY SERVICES
 4. IMPLEMENT STEEP SLOPE PROTECTION (AS APPLICABLE). DURING GRADING OPERATIONS, PLACE STEEP SLOPE PROTECTION AS SOON AS PRACTICABLE.
 5. STABILIZE INACTIVE AREAS: THE GROUND COVER AND OTHER STRUCTURAL BMPs MUST BE PLACED WITHIN 14 DAYS OF CESSATION OF GROUND DISTURBING ACTIVITY AT THE LOCATION OF THE BMP. IN DETERMINING THE INACTIVE STATUS OF THE GROUND, EVALUATE EACH PORTION FOR THE SITE SEPARATELY. THE NEED FOR SUBSEQUENT PLACEMENT OF TRENCHED UTILITIES OR OTHER CONSTRUCTION IN AN OTHERWISE INACTIVE AREA IS NOT JUSTIFICATION FOR DELAY OF STABILIZATION.
 6. COMPLETE PAVEMENT AND STORMWATER IMPROVEMENTS DEPICTED ON THE CONSTRUCTION PLANS.
 7. IMPLEMENT FINAL STABILIZATION: COORDINATE REMOVAL OF CONSTRUCTION PHASE BMPs NECESSARY TO PLACE FINAL STABILIZATION WITH LOCAL WEATHER FORECAST SO THAT REMOVAL AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. DOWN-SLOPE PERIMETER CONTROLS SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS PLACED AND VEGETATIVE COVER IS ESTABLISHED OVER THE REMAINDER OF THE SITE.
 8. ESTABLISHMENT AND FINAL CONSTRUCTION: ONCE THE REMAINDER OF THE SITE IS STABILIZED INCLUDING ESTABLISHMENT OF SEEDING COVER TYPES, REMOVE THE SEDIMENT CONTROLS AND THE REMAINING ACCESS CONTROLS. RESTORE AREA DISTURBED BY REMOVAL OF SEDIMENT CONTROLS.
 9. PLAN MODIFICATION: THE CONTRACTOR MUST MODIFY THE PLAN IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION AND OFFSITE SEDIMENTATION. THE CONTRACTOR MAY MODIFY THE PLAN OR CONSTRUCTION SEQUENCE IF IMPLEMENTATION IS INFEASIBLE FOR SITE CONDITIONS OR CONTRACTOR METHODS. ANY SUCH MODIFICATIONS SHALL CONTROL EROSION AND OFFSITE SEDIMENTATION TO THE MAXIMUM EXTENT PRACTICABLE. ANY SUCH MODIFICATIONS SHALL REQUIRE THE PRIOR APPROVAL OF THE PERMITTING AUTHORITY.

LEGEND

TEMPORARY CONSTRUCTION ENTRANCE 

SILT FENCE 

INLET FILTERS 

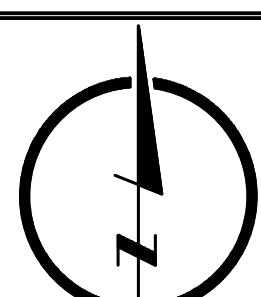
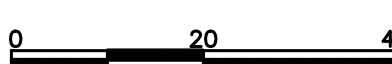
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EROSION CONTROL PLAN SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI


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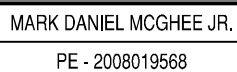
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JDM/AJM
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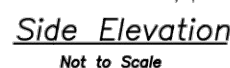
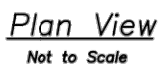


SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



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- Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1-IV side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

- Maintenance for Construction Entrance

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

CONSTRUCTION ENTRANCE

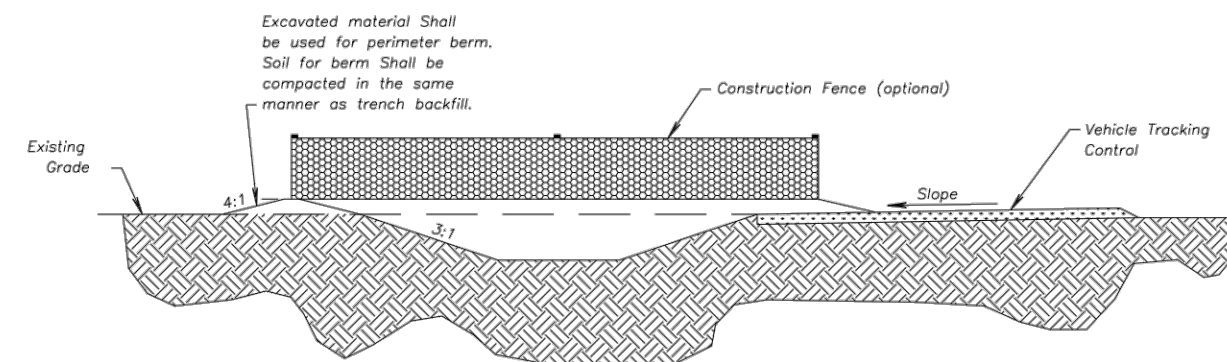
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

- Notes for Concrete Washout:


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

- Maintenance for Concrete Washout.

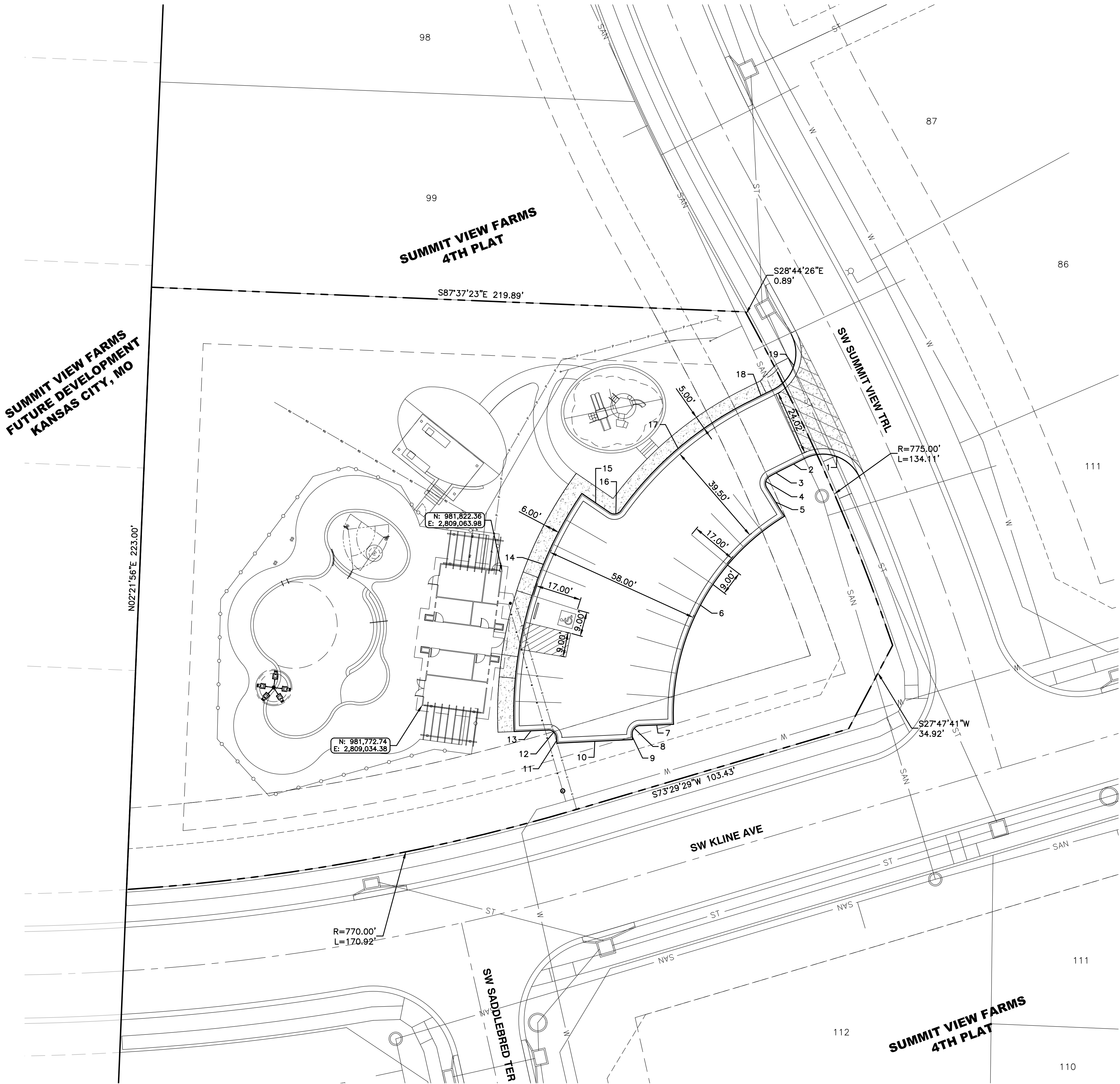
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for waste concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface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



CONCRETE WASHOUT

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

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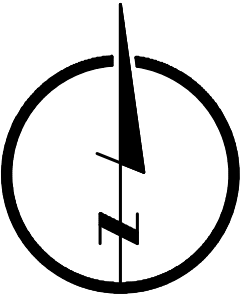
- GENERAL NOTES:
1. ALL BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE LOCATED AT OUTSIDE FACE OF WALL.
 2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 3. REFER TO POOL AND ASSOCIATED HARDSCAPE IMPROVEMENT PLANS PREPARED BY LORAX DESIGN GROUP, FOR DIMENSIONS, ELEVATIONS AND DETAILS.

BACK OF CURB TABLE				
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	NORTHING/EASTING
1	24.40	93.20	15.00	N=981856.66/E=2809196.423
2	9.26	S63° 26' 02.43"W		N=981864.13/E=2809175.95
3	5.34	3.03	101.00	N=981859.99/E=2809167.665
4	4.82	92.05	3.00	N=981857.48/E=2809162.955
5	12.44	S31° 38' 29.61"E		N=981853.29/E=2809161.88
6	91.47	61.30	85.50	N=981842.70/E=2809168.408
7	12.44	S87° 43' 53.44"W		N=981765.77/E=2809127.42
8	4.82	92.05	3.00	N=981765.28/E=2809114.994
9	1.92	S04° 51' 33.48"E		N=981762.05/E=2809112.12
10	28.02	S87° 16' 49.60"W		N=981760.14/E=2809112.28
11	2.06	N04° 21' 47.53"W		N=981758.81/E=2809084.29
12	4.63	87.78	3.02	N=981760.86/E=2809084.135
13	12.53	S87° 23' 47.21"W		N=981763.66/E=2809081.01
14	93.14	36.93	144.50	N=981763.09/E=2809068.484
15	12.53	S55° 40' 17.03"E		N=981851.14/E=2809093.50
16	4.64	88.70	3.00	N=981844.07/E=2809103.855
17	62.60	27.80	129.00	N=981844.80/E=2809107.986
18	10.31	N63° 26' 02.43"E		N=981885.03/E=2809155.14
19	23.85	91.11	15.00	N=981889.64/E=2809164.366

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MARK DANIEL MCCHIE, JR.
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DIMENSION PLAN SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



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CORRECT. THE SUBMITTOR IS
RESPONSIBLE FOR LOCATING
ALL UTILITIES AND SERVICE
LINES PRIOR TO CONSTRUCTION.

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DESIGNER / DRAFTER

JDM/AJM

DATE

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PROJECT NUMBER

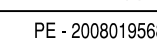
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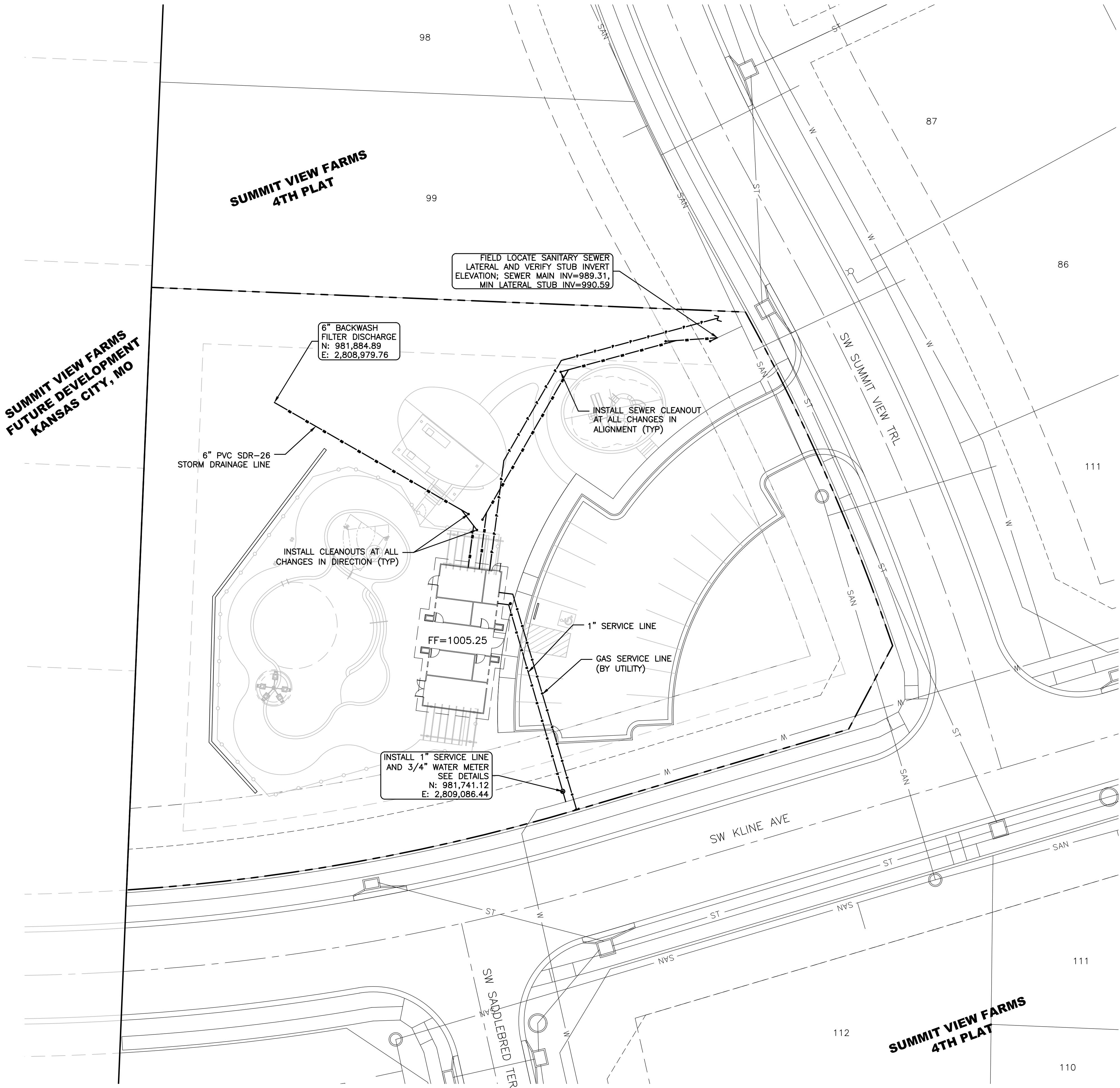
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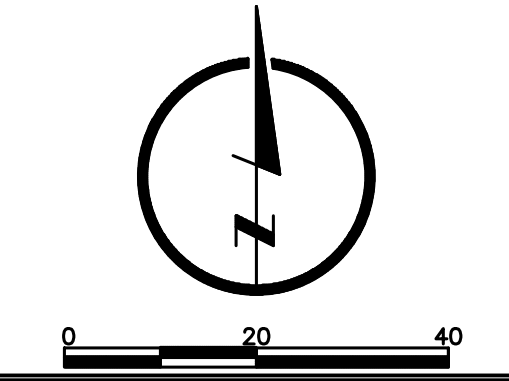
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- GENERAL NOTES:**
- ALL UTILITIES SHOWN ARE DESIGN LOCATIONS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR ALL LOCATIONS AND CONNECTIONS.
 - THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION TO THE DESIGN CAN BE MADE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND CITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, RELOCATIONS, INSPECTIONS AND DEMOLITION.
 - THE SANITARY SEWER SERVICE LATERAL SHALL MAINTAIN 10-FT MIN. HORIZONTAL AND 18-IN MIN. VERTICAL SEPARATION FROM WATER LINES. WATER LINES SHALL BE INSTALLED TO MAINTAIN A MINIMUM OF 42-INCHES OF COVER OVER THE PIPE.
 - THE SANITARY SEWER SHALL BE INSTALLED TO MAINTAIN POSITIVE SLOPE. THE CONTRACTOR SHALL VERIFY THAT EACH RUN OF PIPE CAN BE INSTALLED WITH POSITIVE SLOPE, ACHIEVING AT LEAST MINIMUM SLOPE, WITHOUT INTERFERENCE WITH OTHER UNDERGROUND UTILITIES OR OBSTRUCTIONS PRIOR TO INSTALLING THE LINE.
 - THIS PLAN DETAILS UTILITIES UP TO 5-FT FROM THE BUILDING FACE. REFER TO THE BUILDING DRAWINGS FOR BUILDING CONNECTIONS.
 - COPPER PIPE SHALL BE TYPE K WITH COMPRESSION FITTINGS.
 - ALL SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-26 PIPE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. MINIMUM SLOPE IS 2% WITH AT LEAST 36 INCHES OF COVER.
 - ELECTRICAL SERVICE LINES SHALL BE INSTALLED IN CONDUITS IN ACCORDANCE WITH EVERGY'S STANDARD REQUIREMENTS.
 - SUMMIT VIEW FARMS 4TH PLAT PRIVATE UTILITIES HAVE NOT BEEN CONSTRUCTED. CONTRACTOR SHALL COORDINATE FINAL DEVELOPMENT PLAN IMPROVEMENTS WITH 4TH PLAT CONSTRUCTION.

**LAMP
RYNEARSON**

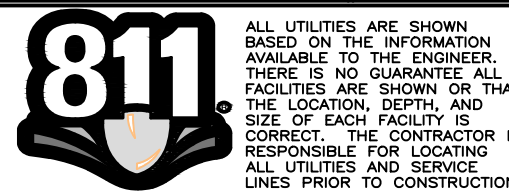
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UTILITY PLAN SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



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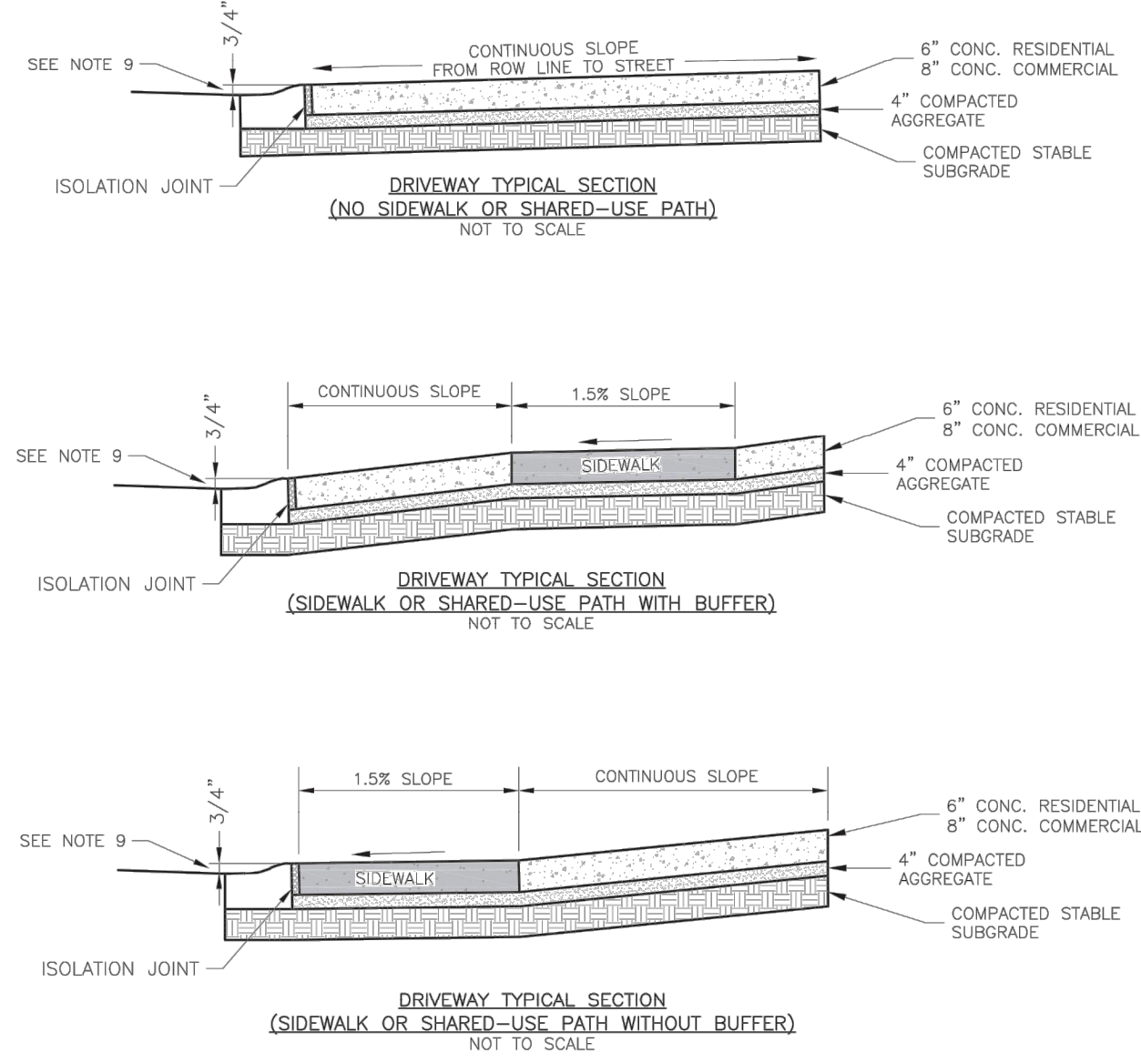
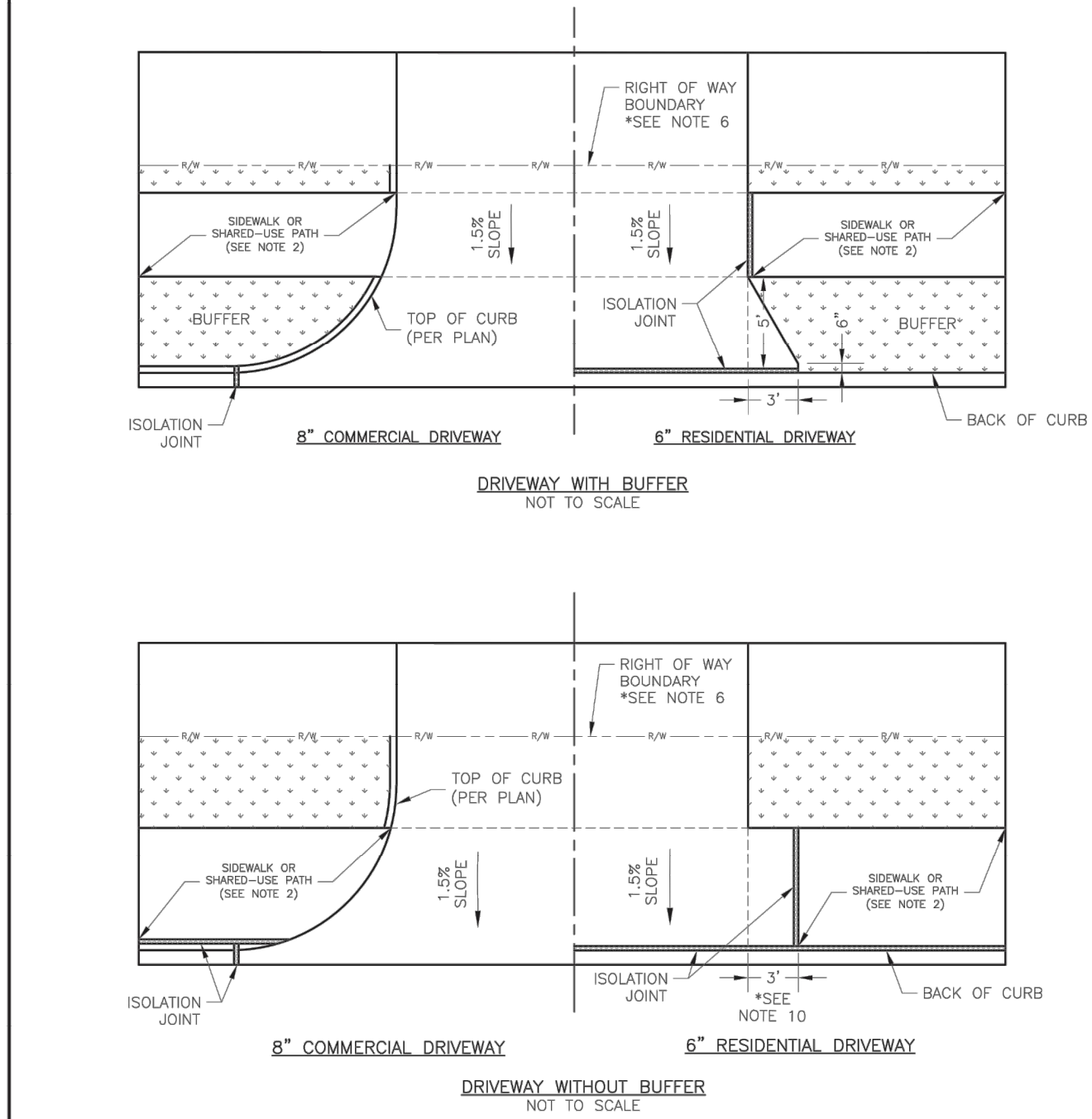
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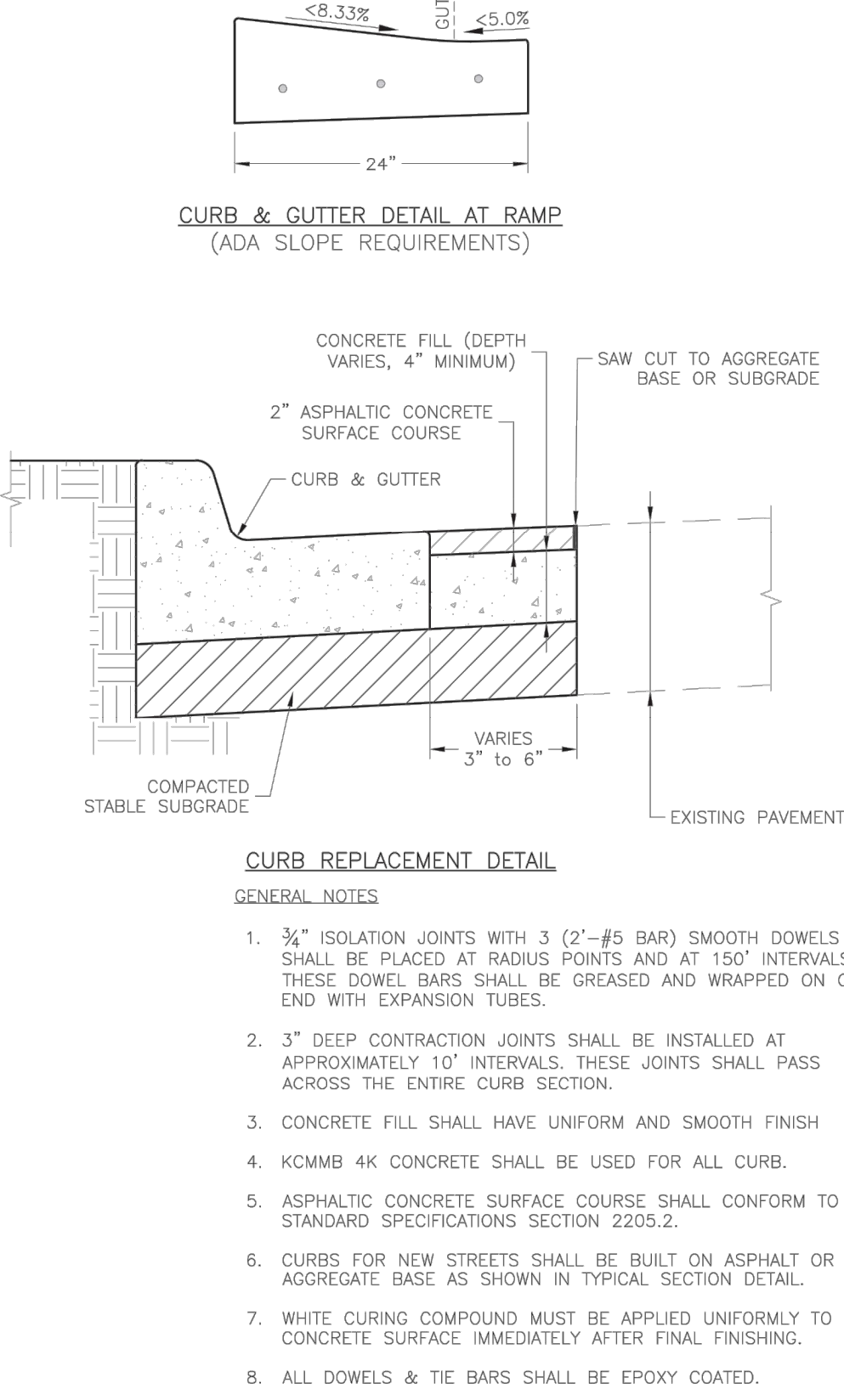
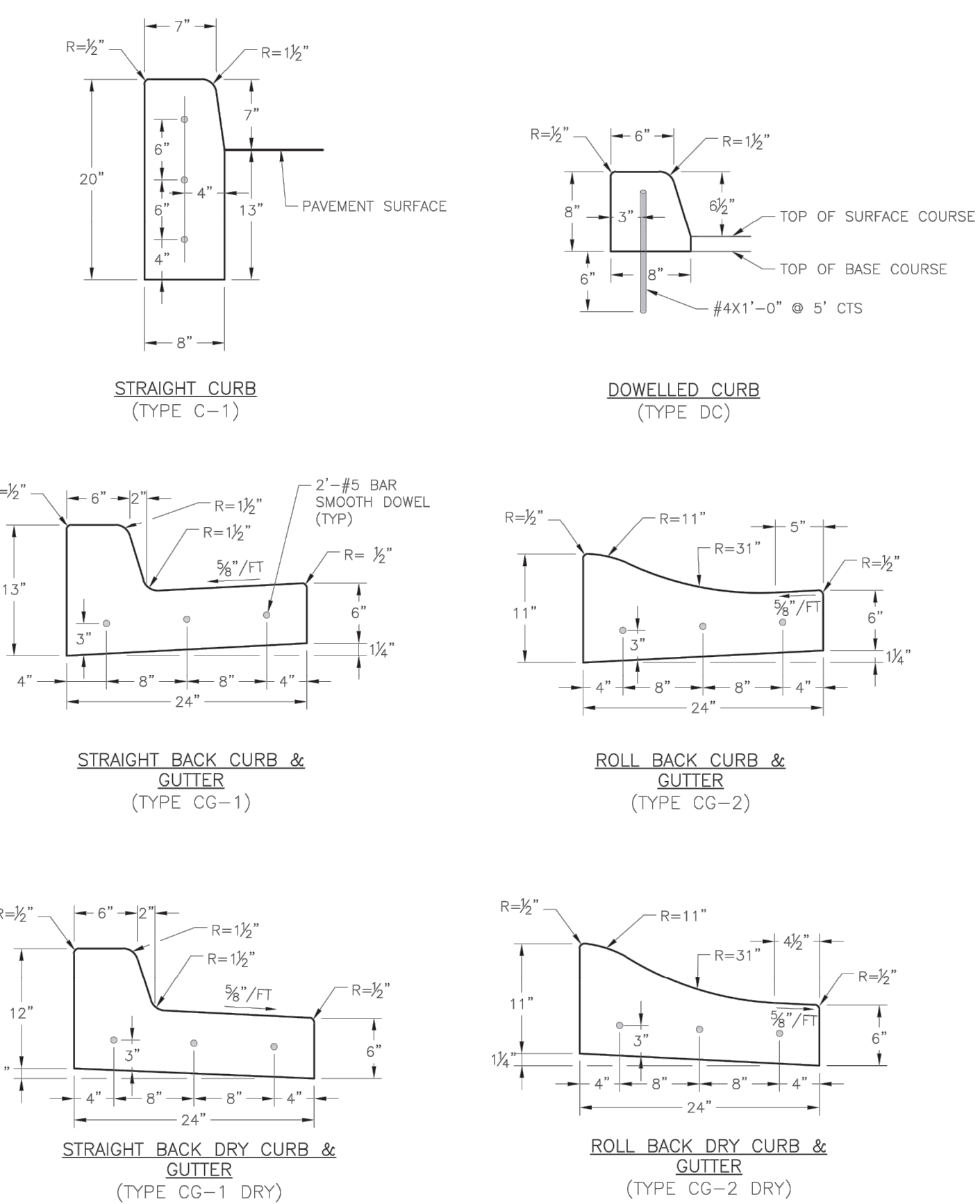
- GENERAL NOTES:
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL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



LEE'S SUMMIT MISSOURI

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

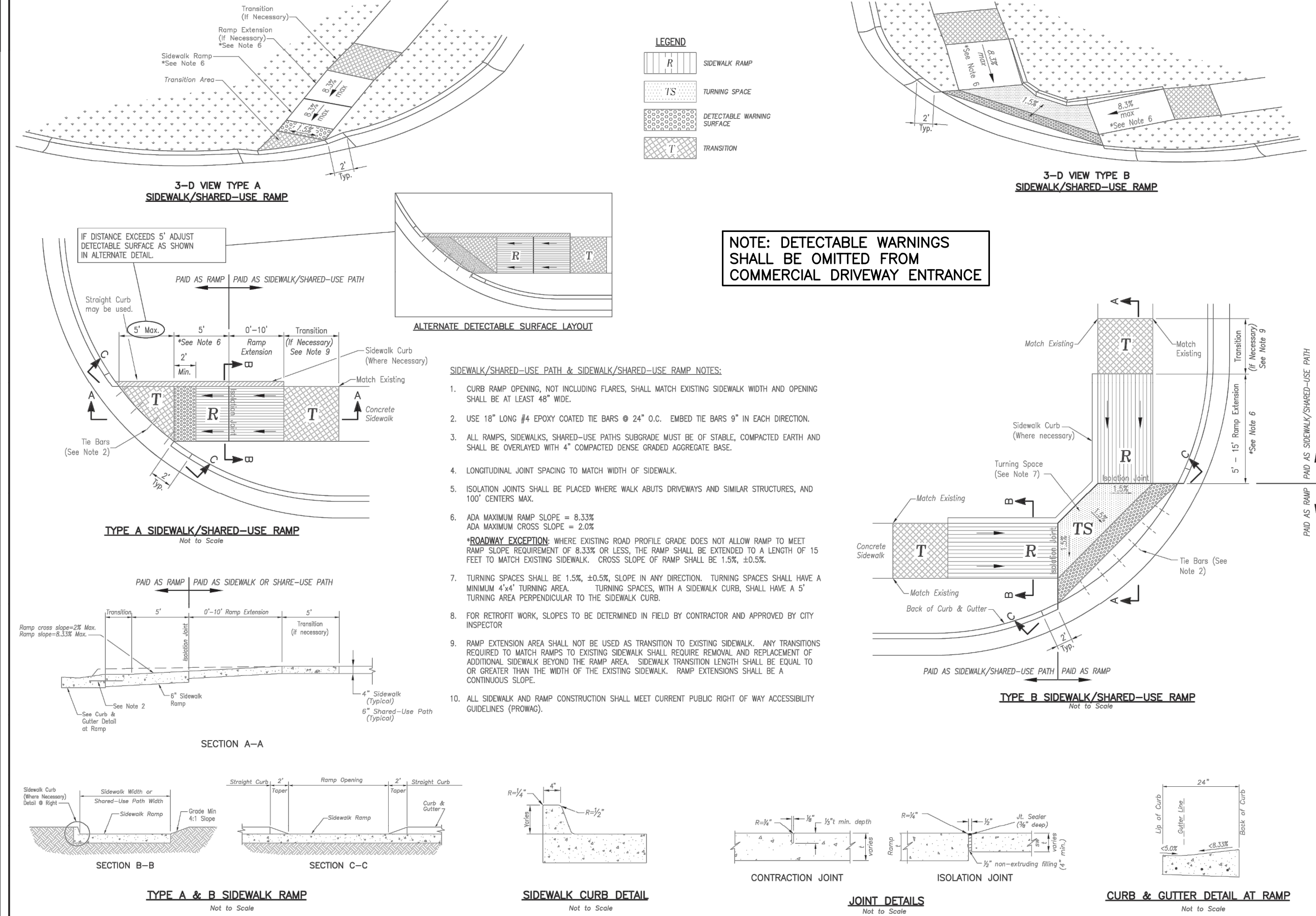
GEN-1



LEE'S SUMMIT MISSOURI

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

GEN-4



LEE'S SUMMIT MISSOURI

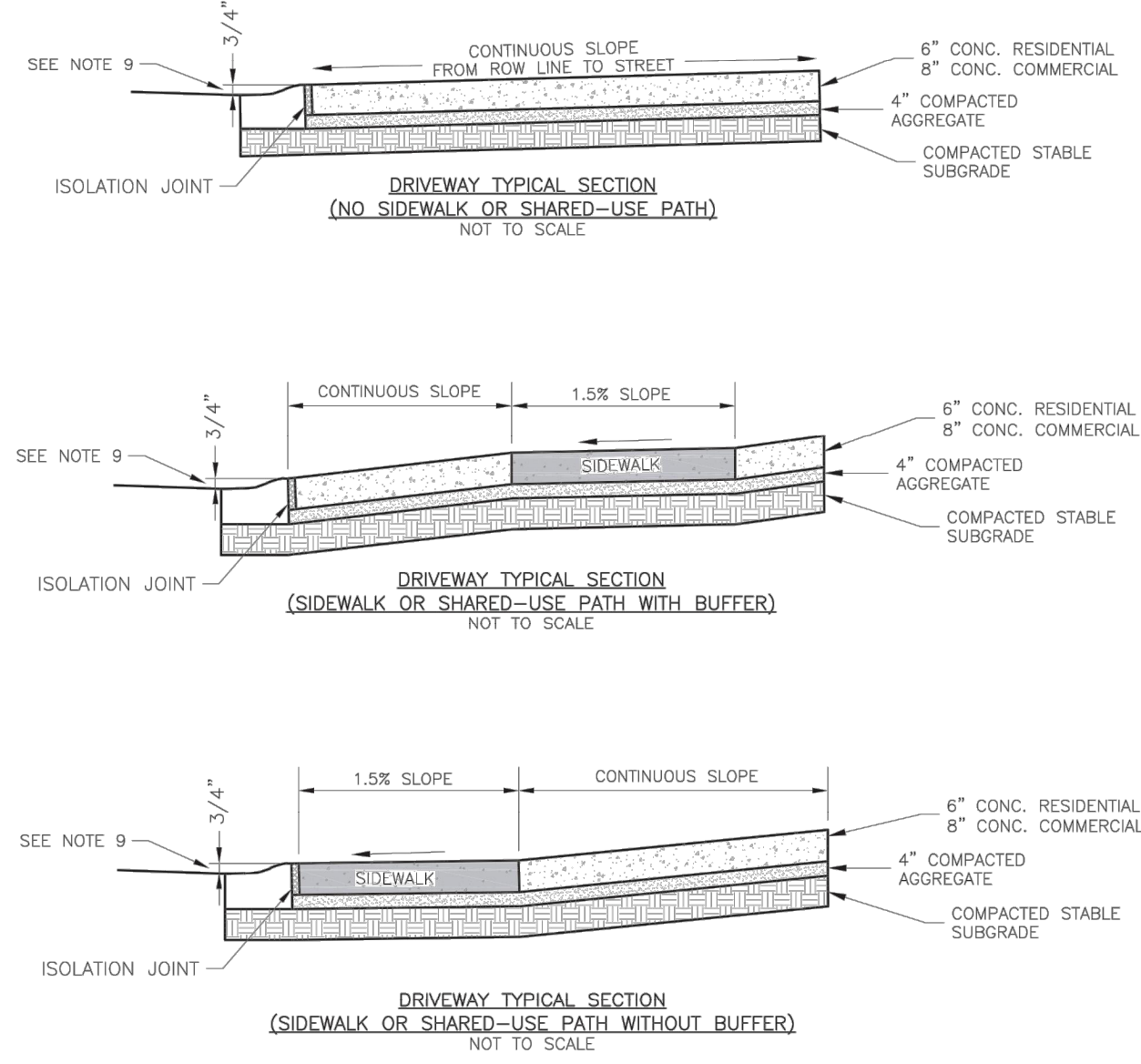
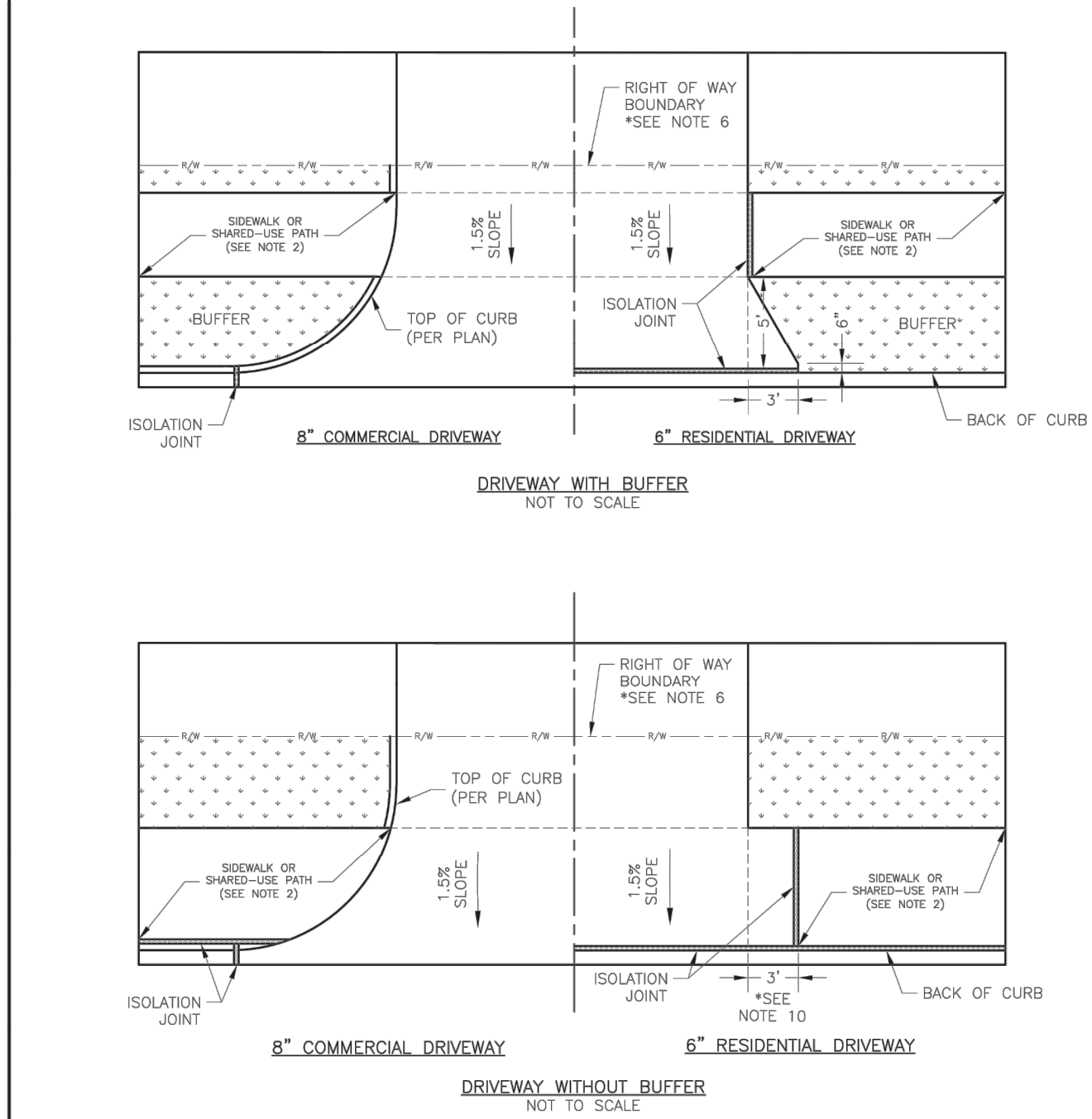
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-3A

- GENERAL NOTES:
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
 - ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - 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.
 - AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
 - SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



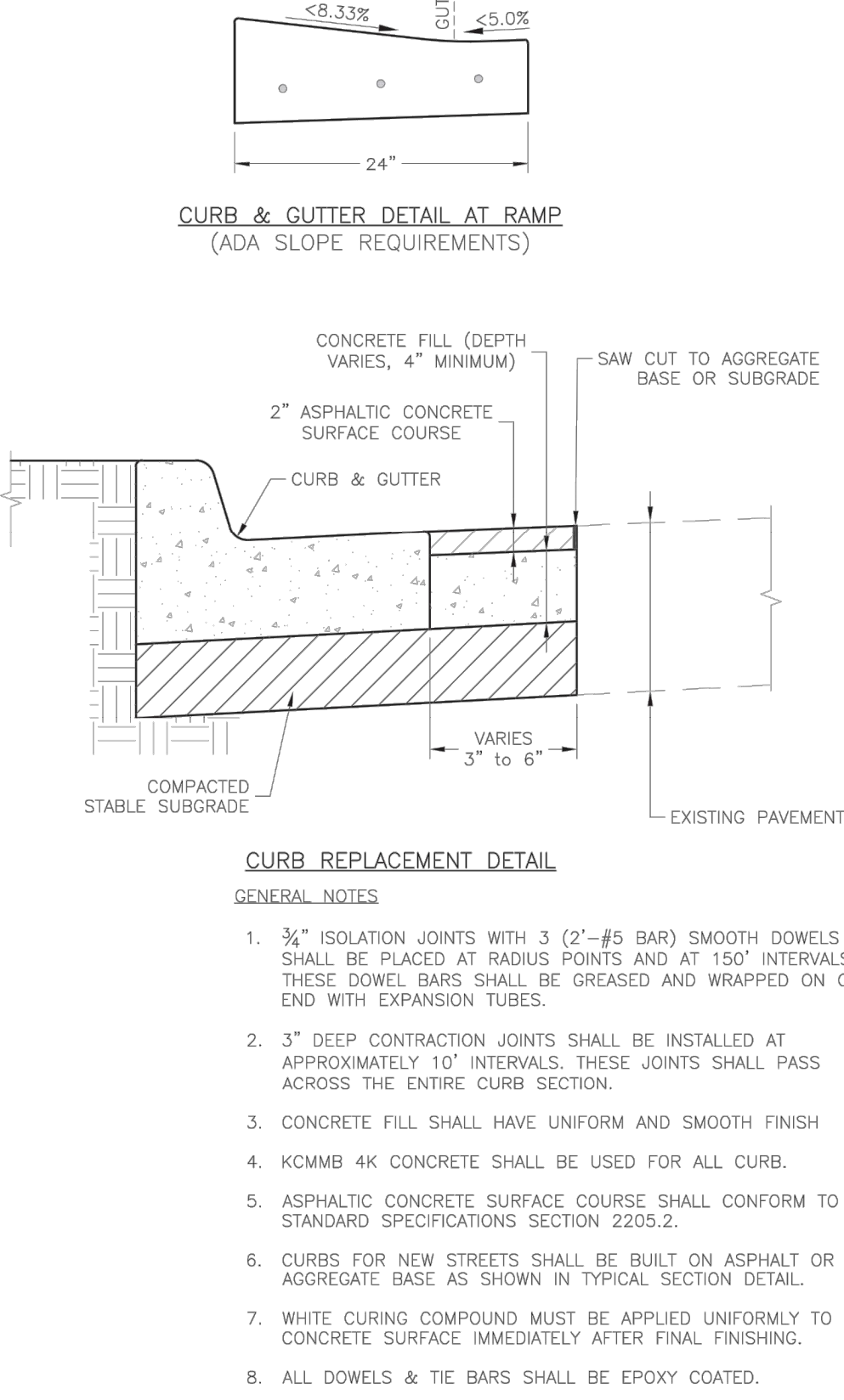
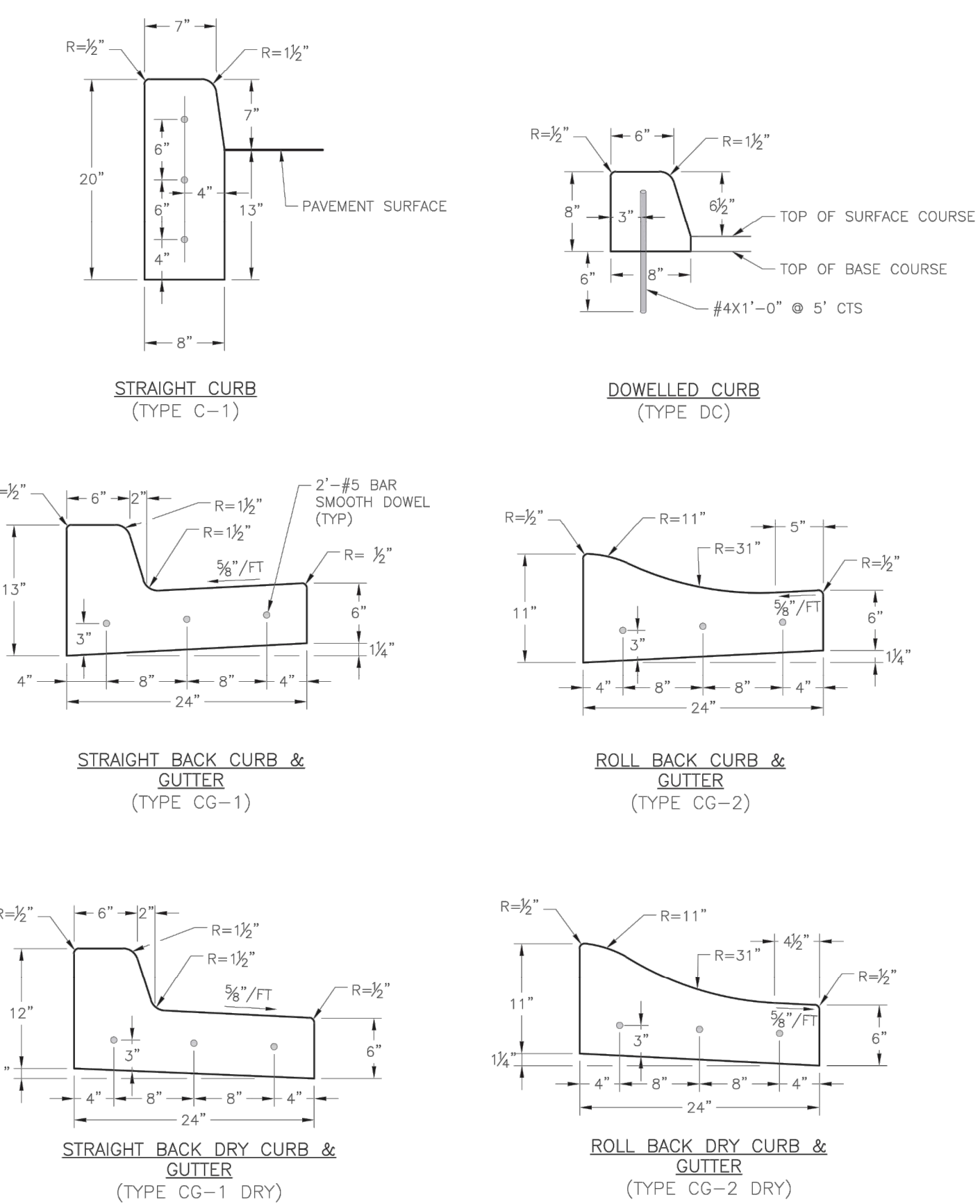
- GENERAL NOTES:
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
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LEE'S SUMMIT MISSOURI

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

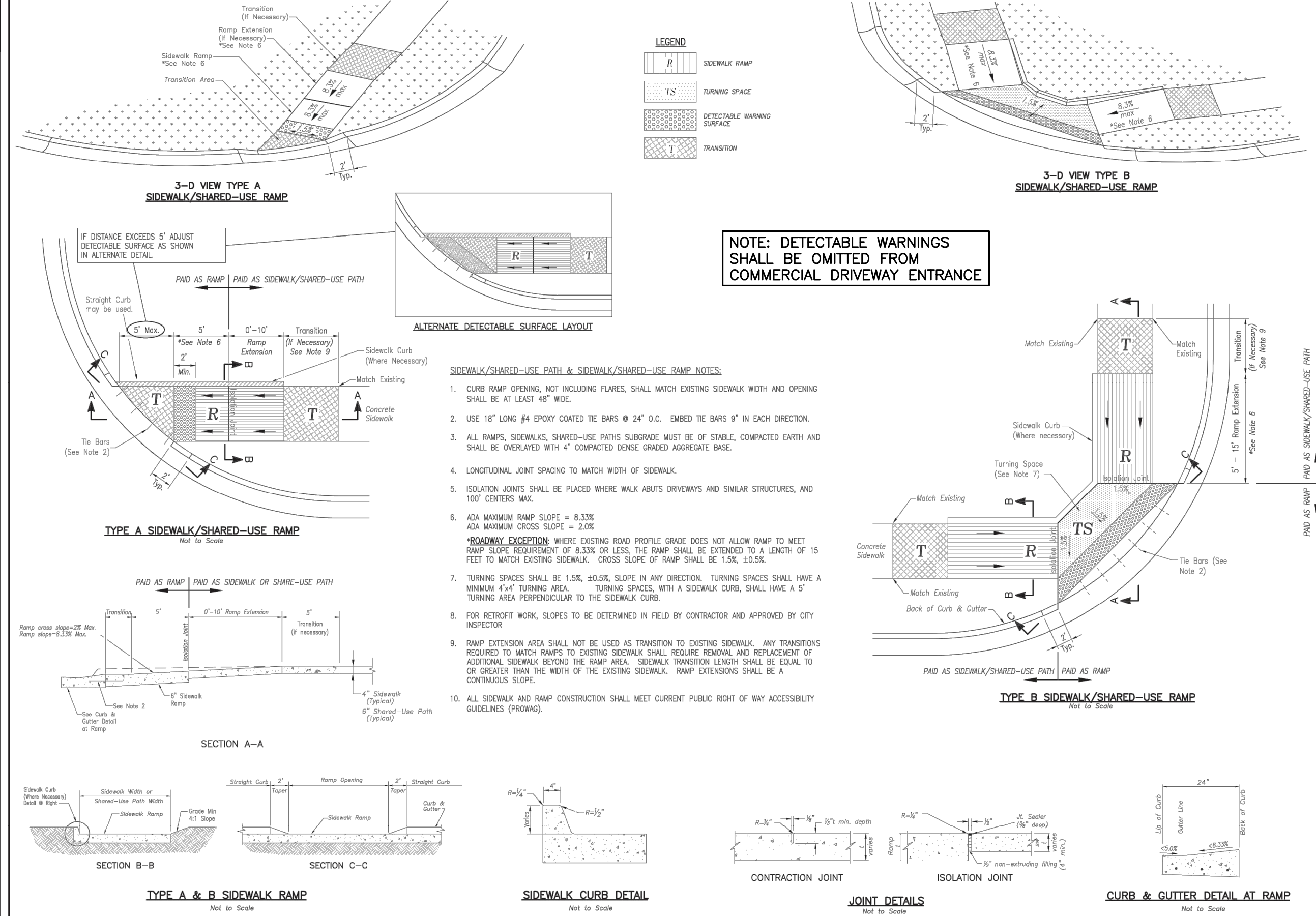
GEN-1



LEE'S SUMMIT MISSOURI

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

GEN-4



LEE'S SUMMIT MISSOURI

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

GEN-3A

LAMP RYNEARSON

LAMP RYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440



MARK DANIEL MCCHIE JR.
PE - 2008019568

CIVIL DETAILS

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

MDM/AJM

DATE

OCTOBER 2021

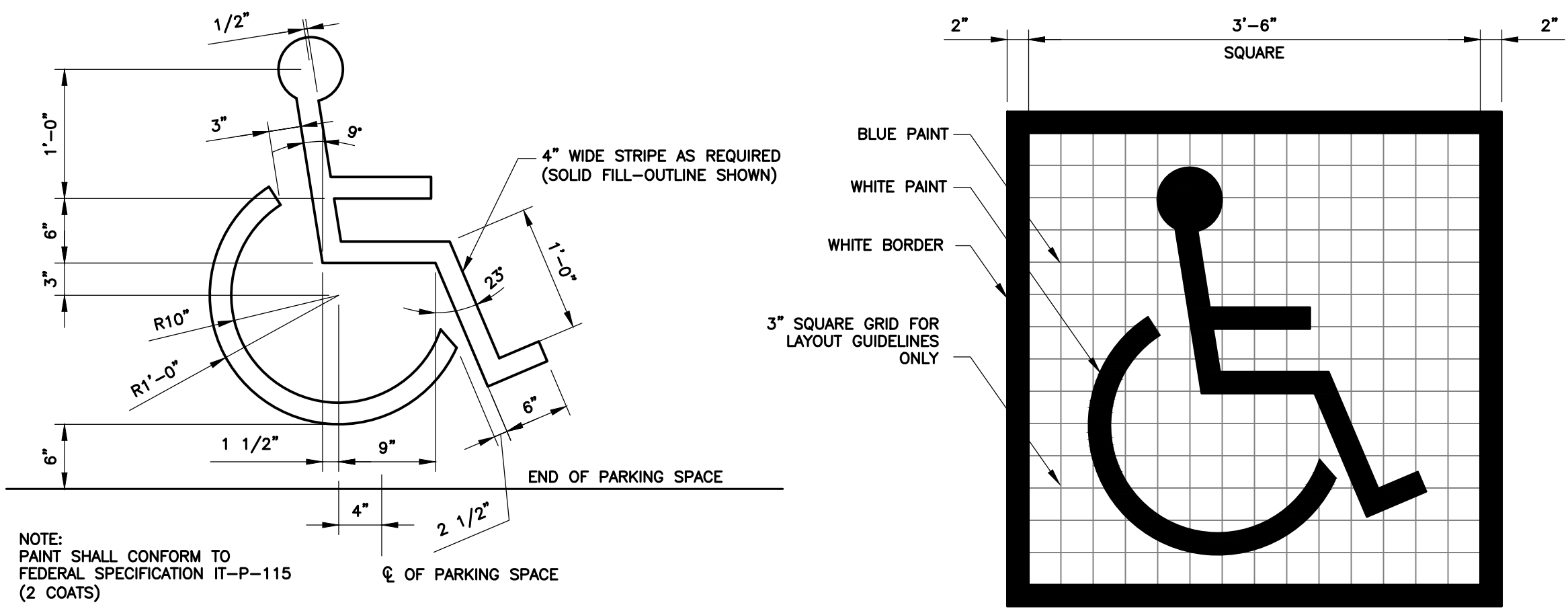
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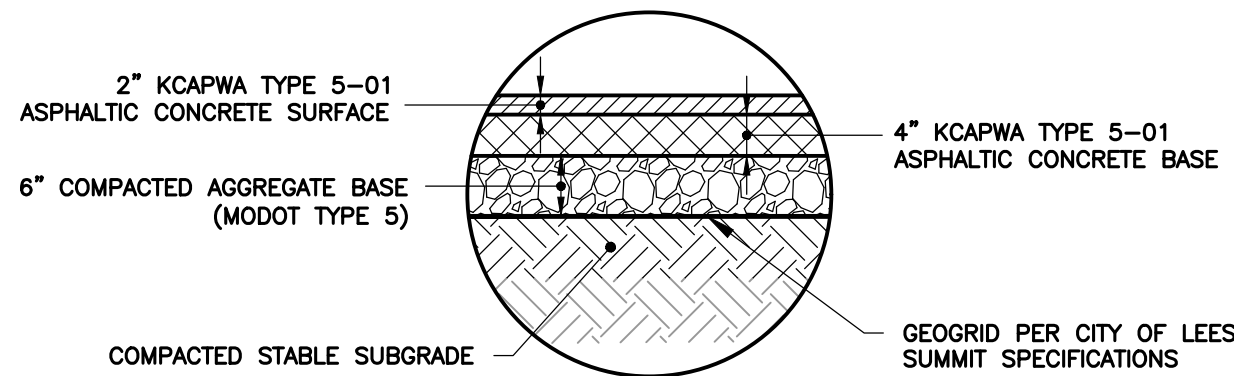
BOOK AND PAGE

SHEET

C8



ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



1. THE RETAINING WALL DETAILS PROVIDED HERE ARE FOR GENERAL GUIDANCE ONLY. IF WALL HEIGHT MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING EXCEEDS 4- FEET, CONTRACTOR SHALL SUBMIT AN ENGINEERED WALL DESIGN FOR PERMITTING / APPROVAL.
2. THE MODULAR WALL UNITS SHALL HAVE A STRAIGHT FACE. FACE FINISH AND COLOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
3. SHOULD AN ENGINEERED WALL DESIGN BE REQUIRED, THE WALL SHALL BE DESIGNED BY THE INSTALLER ACCORDING TO THE WALL UNIT MANUFACTURER'S DESIGN CRITERIA. THE DESIGN SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT/ENGINEER AS A SHOP DRAWING FOR REVIEW. ALL DESIGN CALCULATIONS AND DESIGN CRITERIA, INCLUDING ANGLE OF FRICTION, SOIL WEIGHT, ETC., SHALL BE SUBMITTED WITH THE SHOP DRAWING. THE DESIGN MUST BE SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI.

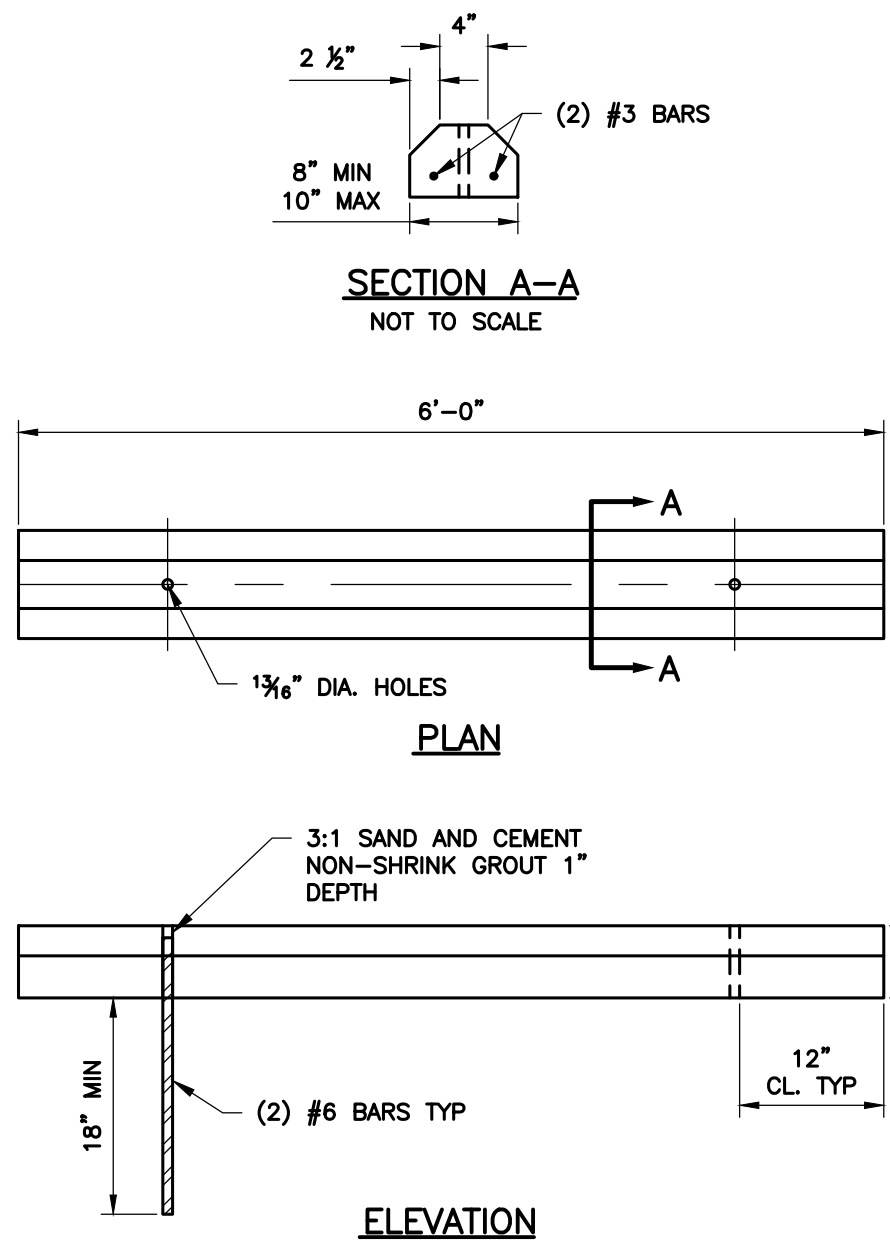
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- A cross-sectional diagram of a modular block retaining wall system. The wall is composed of several rectangular modular block units stacked vertically. Behind the wall, there is a layer of 3/4" clean drainage rock, with a 4" perforated drainage pipe (if required) at the base. A geotextile fabric is placed between the rock and the 8" min. low permeable soil behind the wall. The wall sits on a base of unreinforced concrete or crushed stone leveling pad. The top of the wall is capped with a cap unit. The finish grade is indicated in front of the wall.
- Labels in the diagram include:
- 8" MIN. LOW PERMEABLE SOIL
 - CAP UNIT
 - MODULAR BLOCK UNIT, 8" UNIT HEIGHT
 - FINISH GRADE IN FRONT OF WALL
 - GEOTEXTILE FABRIC
 - 3/4" CLEAN DRAINAGE ROCK, MIN 1-FT BEHIND WALL
 - 4" PERFORATED DRAINAGE PIPE (IF REQUIRED PER DESIGN)
 - UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD

Diagram illustrating the dimensions and components of a 12"x18" Accessible Parking Sign assembly:

- Sign Dimensions:** 12"x18" ACCESSIBLE PARKING SIGN (SEE NOTE 2)
- Sign Content:** RESERVED PARKING, International Symbol of Access (wheelchair), and a double-headed arrow.
- Post Dimensions:** 5'-0" MIN. (Total height), 1'-1" OR 2" SQUARE STEEL POST PAINTED TO MATCH SIGN GROUTED INTO BASE.
- Base Dimensions:** 8" MIN. (Width), 6" (Height).
- Base Components:**
 - 3"Ø GALVANIZED STEEL PIPE SLEEVE CAST IN BASE EXTEND TO FLUSH W/FINISH GRADE.
 - CONCRETE SURFACE.
 - FINISHED GRADE.
 - PROVIDE WATERTIGHT SEAL.
- Other Labels:** PROVIDE POST CAP, VAN-ACCESSIBLE SIGN.

SIGN NOTES:

1. THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PARKING SIGN FOR EACH ACCESSIBLE PARKING SPACE IN ACCORDANCE WITH CITY AND FEDERAL REGULATIONS.
2. THE ACCESSIBLE PARKING SIGNS PROVIDED SHALL CONFORM TO TYPE "R7-8" IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. THE CONTRACTOR SHALL PLACE SIGNS AS DIRECTED BY THE OWNERS REPRESENTATIVE.



THREADED PLUG

CLEANOUT ADAPTER, FITTING SHALL MATCH SERVICE LINE PIPE SIZE AND MATERIAL

PIPE STUB

SECTION DETAIL

SEE SECTION DETAIL ABOVE

CLEANOUT COVER & FRAME NEENAH R-1976 OR APPROVED EQUAL

10"

CONCRETE SUPPORT PAD

EXPANSION JOINT MATERIAL

RISER SHALL MATCH SERVICE LINE (OF ROOF DRAIN) PIPE SIZE AND MATERIAL

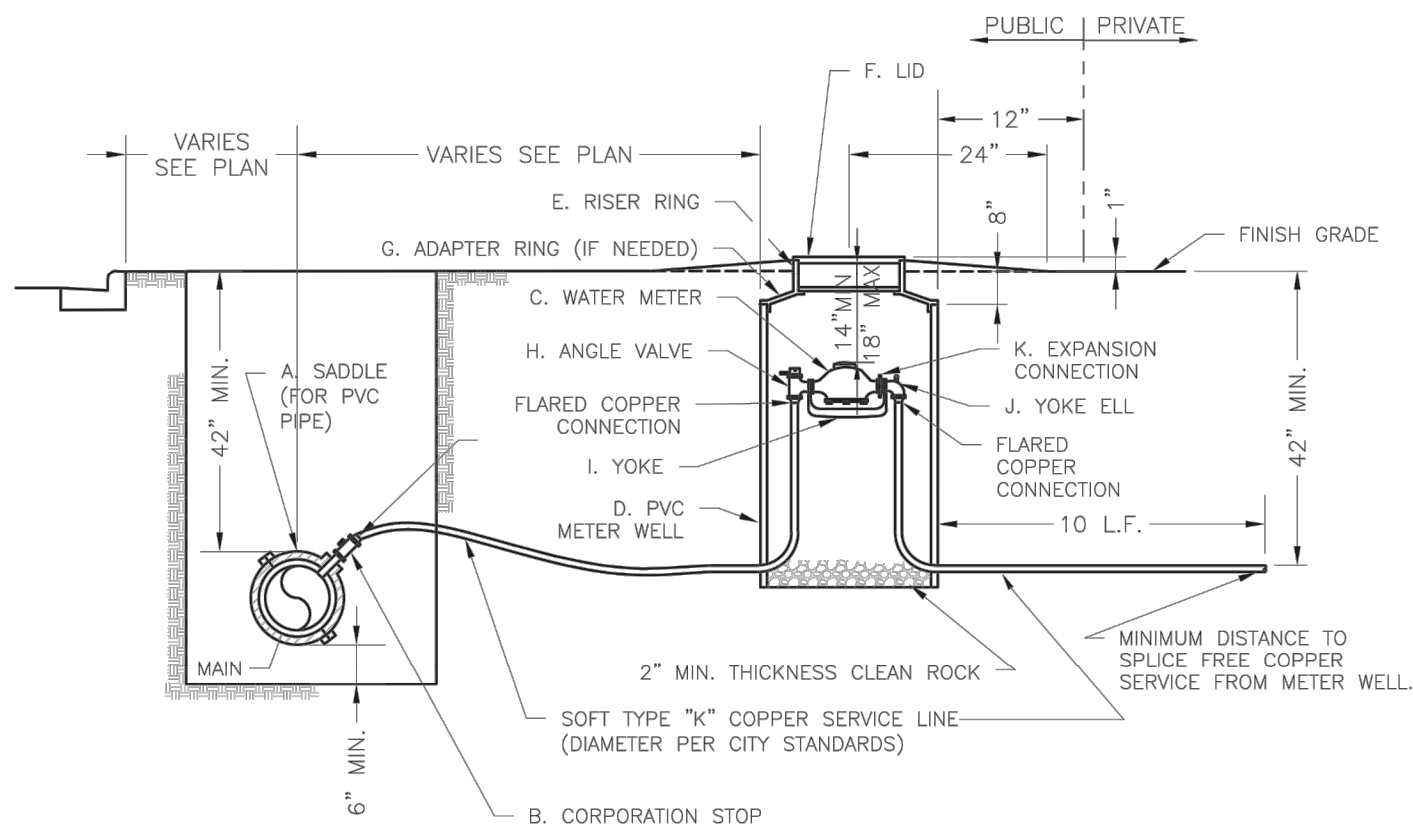
WYE

SERVICE LINE PIPE

END OF SERVICE

The drawing consists of two parts. The top part is a 'SECTION DETAIL' showing a vertical cross-section of a cleanout. It features a 'THREADED PLUG' at the top, followed by a 'CLEANOUT ADAPTER, FITTING' and a 'PIPE STUB'. The bottom part is a plan view of a roof drain connection. It shows a 'CLEANOUT COVER & FRAME' set into a 'CONCRETE SUPPORT PAD'. A '10"' dimension indicates the height of the support pad. Below the pad is 'EXPANSION JOINT MATERIAL'. A 'RISER' pipe extends downwards, labeled 'RISER SHALL MATCH SERVICE LINE (OF ROOF DRAIN) PIPE SIZE AND MATERIAL'. The riser connects to a 'WYE' fitting, which then splits into a 'SERVICE LINE PIPE' and an 'END OF SERVICE' pipe. The 'SERVICE LINE PIPE' is shown with a hatched end, indicating it continues underground.

CLEANOUT DETAIL



SERVICE CONNECTION WITH METER WELL

--	--

WAT-11

PE - 200801956

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



REVISIONS

SHEET

C9