

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) 969-1800
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

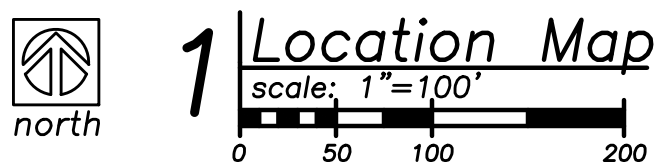
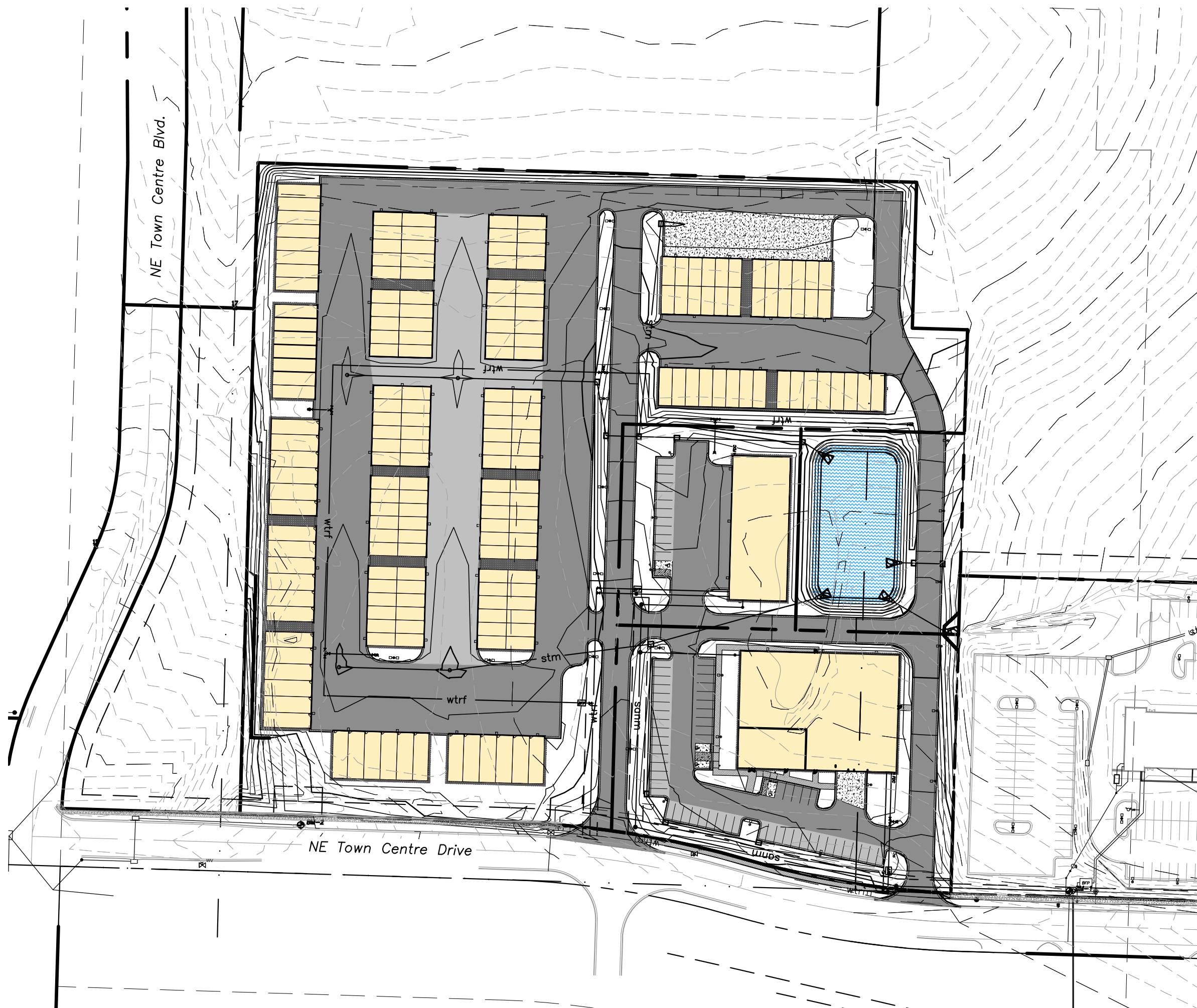
sanm	sanitary main
sans	sanitary service
ssm	storm sewer (existing)
ssm	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
ssm	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural 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
o	fence-chainlink
a	fence-wood
*	fence-barbed wire
---	tree line

Symbols

⊙	sanitary manhole
co	service cleanout
fmv	force main release valve
□	rectangular structure
○	circular structure
⌵	fire hydrant
wv	water valve
M	water meter
BFP	backflow preventer
ng	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

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

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- 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

WHO 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 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.

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, Lee's Summit Town Centre, Lot 1 & Lot 2, A Subdivision In Lee's Summit, Jackson County, Missouri. Containing 505,722.67 sq. ft. or 11.61 acres more or less.

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

11.02.2021

1

sheet number

C1.0

drawing type
PDP & Rezoning

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 minimum design standards as required by the city and these drawings. If a geotechnical report is provided for the project, the greater pavement requirement between the city's minimum design standards and the geotechnical report shall be used.
- 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 on-site). 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. 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.
- 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 the greater pavement requirement between the city's minimum design standards and the recommendations made in the geotechnical report.
- 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:

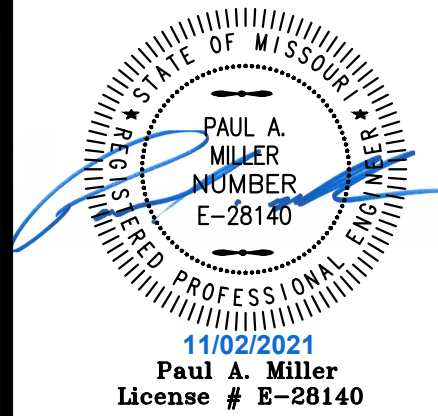
- The installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed prior to any clearing and grading of any portions of the site. Disturbed portions of the site where construction activities have permanently ceased shall 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 land disturbance 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 though 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 subsoil.
- 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 1000ft².
 - 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 1000ft². 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.






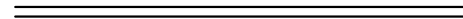


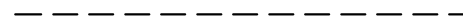




























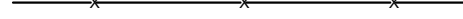


Fire Protection Notes:

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




















Utility Legend

_____	existing
_____	proposed










Linetypes

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	sons	sanitary service
		storm sewer (existing)
		storm sewer (solid wall, proposed)
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		storm sewer (perforated, proposed)
		water main
	wtrm	water service (fire)
	wtrf	water service (domestic)
	wtrd	water service (irrigation)
	wtri	
		
	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
	datas	underground cable/phone/data service
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		

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

Construction Legend

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


Utility Legend

sonm	existing sanitary main
wtrm	existing water main
strn	existing storm sewer
gasm	existing gas main
elpu	existing underground electric
elpo	existing overhead electric
datu	existing underground data
sonm	proposed sanitary main
sans	proposed sanitary service
wtrm	proposed water main
wtrf	proposed fire line
wtrd	proposed water service
strn	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:

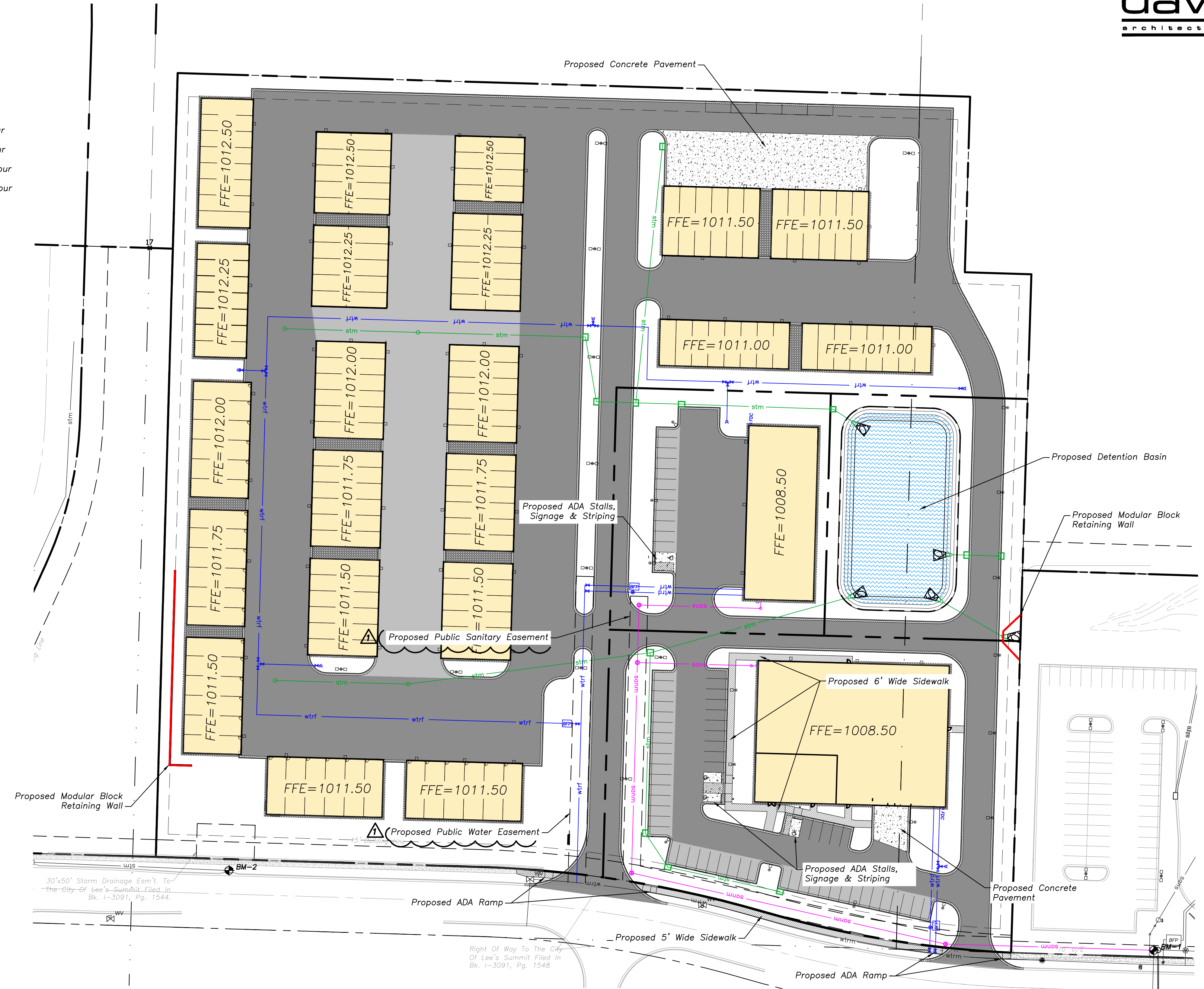
- *The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies 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



 **1** | *Site Plan*
scale: 1"=50'

0 25 50

2" KCAPWA Type 3-01
Asphalt Mix

4" KCAPWA Type 1-01
Asphalt Mix

6" granular base course

6" compacted subgrade
with geogrid (95% std.
proctor)

Standard Asphalt
Pavement Section

2" KCAPWA Type 3-01
Asphalt Mix

5" KCAPWA Type 1-01
Asphalt Mix

6" granular base course

6" compacted subgrade
with geogrid (95% std.
proctor)

**Heavy Duty Asphalt
Pavement Section**

Expansion joint with wood cap to be placed between sidewalk and building, sidewalk and curb. Wood cap to be removed and sealant filled

4" KCMMB Portland Cement Concrete

4" granular base course

4" Compacted Subgrade

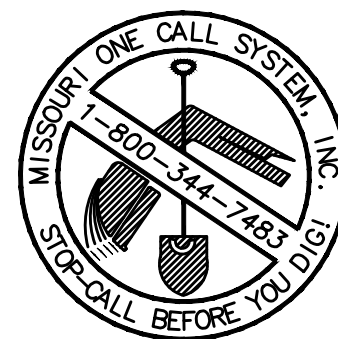
Concrete Sidewalk

6" KCMMB 4K concrete

4" granular base course

6" compacted subgrade with geogrid (95% std. proctor)

Concrete Pavement 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

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
<u>Linetypes</u>	
	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

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

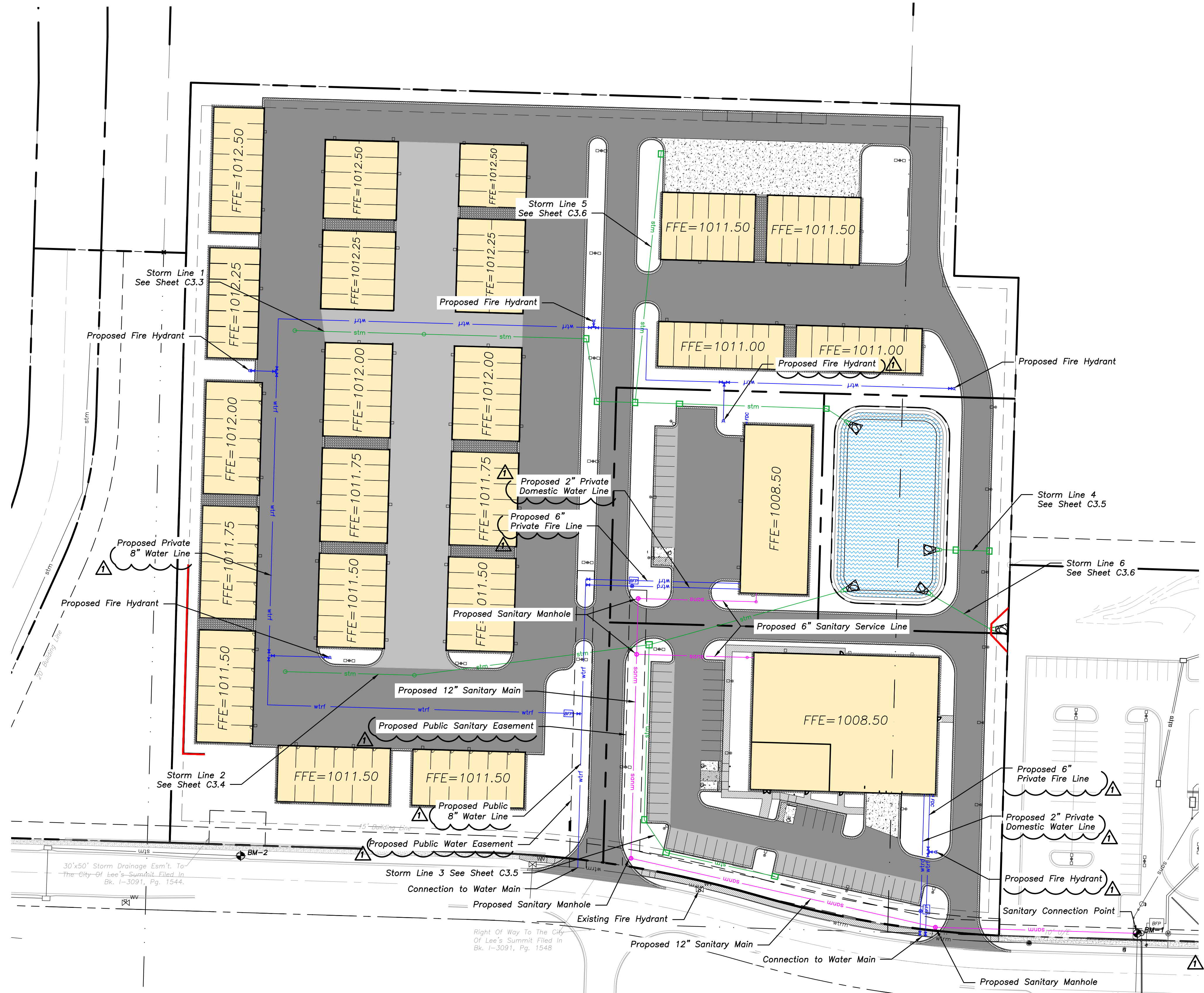
	right of way
	property lines
	easements
	setbacks

Grading Legend

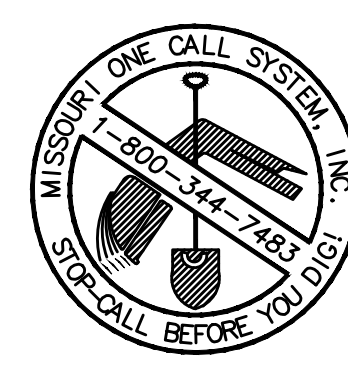
	existing minor contour
	existing major contour
	proposed minor contour
	proposed major contour

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



1 Utility Plan
scale: 1"=50'
0 25 50 100



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

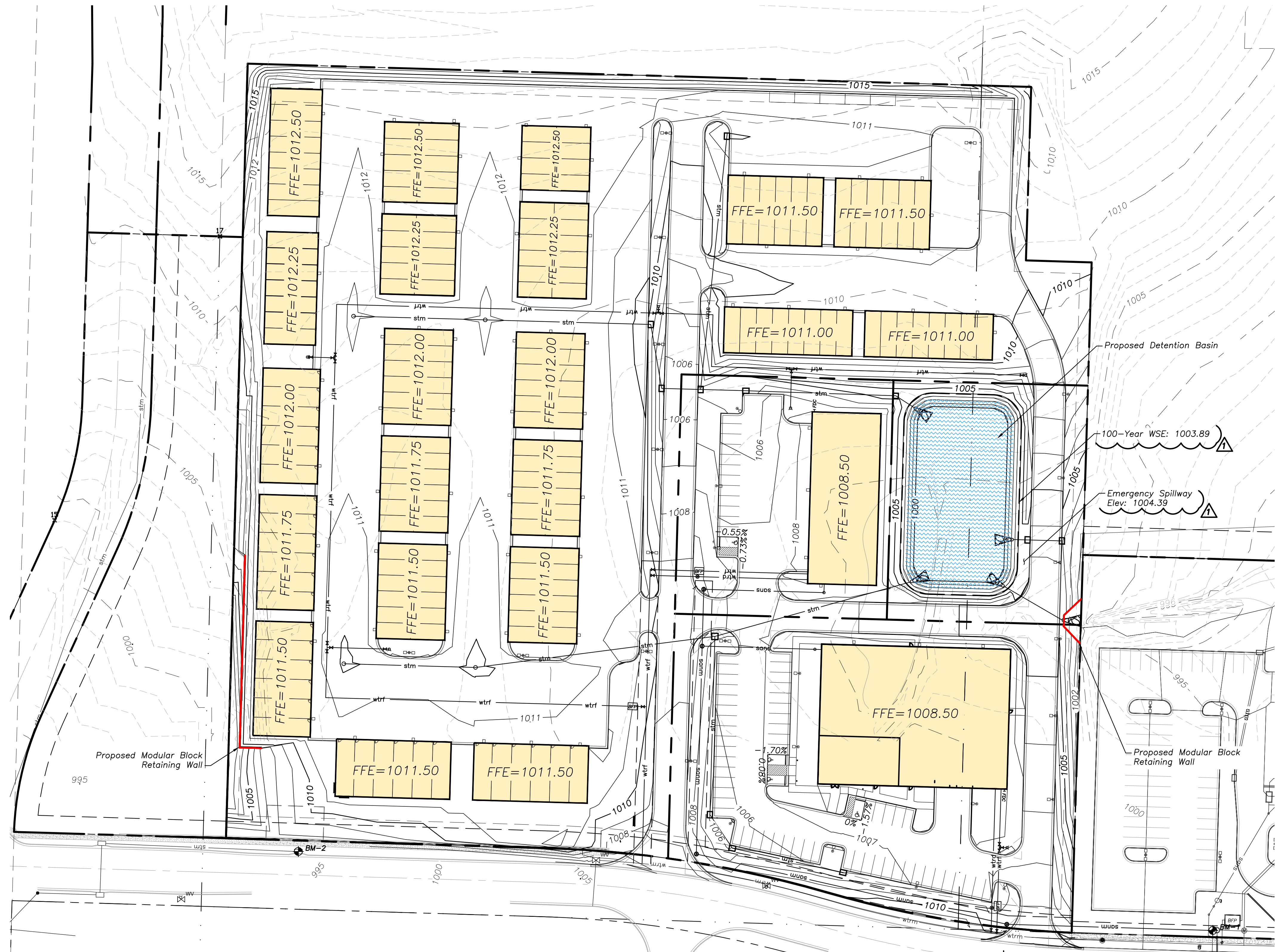
sanm sanitary main
sans sanitary service
stm storm sewer (existing)
stm storm sewer (solid wall, proposed)
stm storm sewer (perforated, proposed)
wtrm water main
wtrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
elpo overhead electric
datu underground cable/phone/data
datsu 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'



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

11.02.2021

1

sheet number

C2.1

drawing type

PDP & Rezoning

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
storm sewer (existing)
storm sewer (solid wall, proposed)
stm storm sewer (solid wall, proposed)
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
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



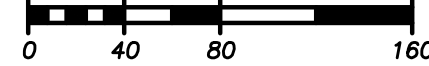
Pre-Construction Impervious Area Calculations

	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'



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

11.02.2021

1

sheet number

C3.1

drawing type
PDP & Rezoning

project number
20231

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

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)
ssmw storm sewer (solid wall, proposed)
ssm perfor storm sewer (solid wall, proposed)
ssm p 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

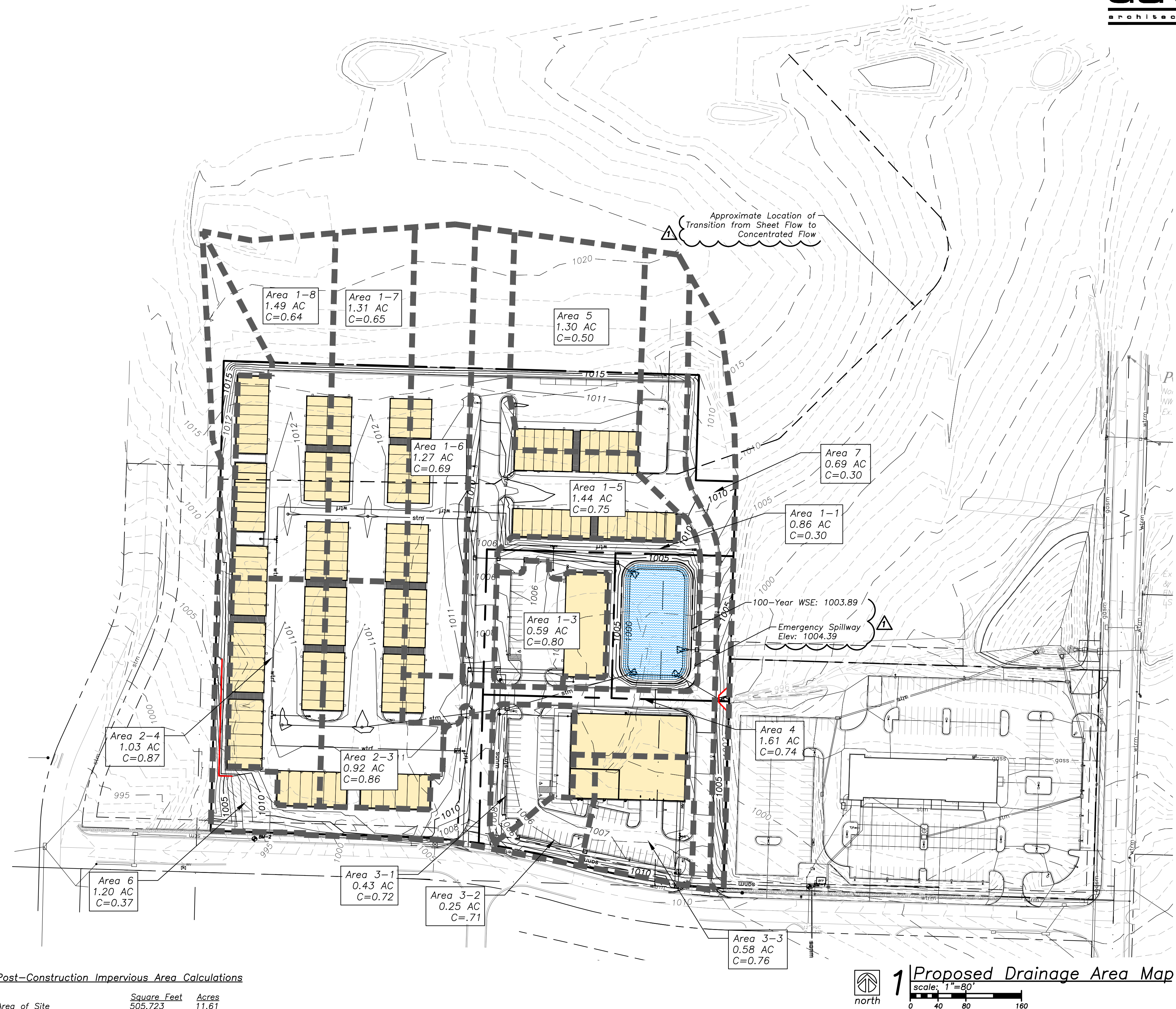
Symbols

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

Post-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	505,723	11.61
Impervious Area	366,377	8.21
Pervious Area	139,346	3.40

Q: 10 year 3.57 cfs
100 year 15.50 cfs



Proposed Drainage Area Map
scale: 1"=80'

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture
& Engineering, LLC
License # 2010029713

PAUL A. MILLER
NUMBER E-28140
11022021
Paul A. Miller
License # E-28140

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
11.02.2021 1

sheet number

C3.2

drawing type
PDP & Rezoning

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

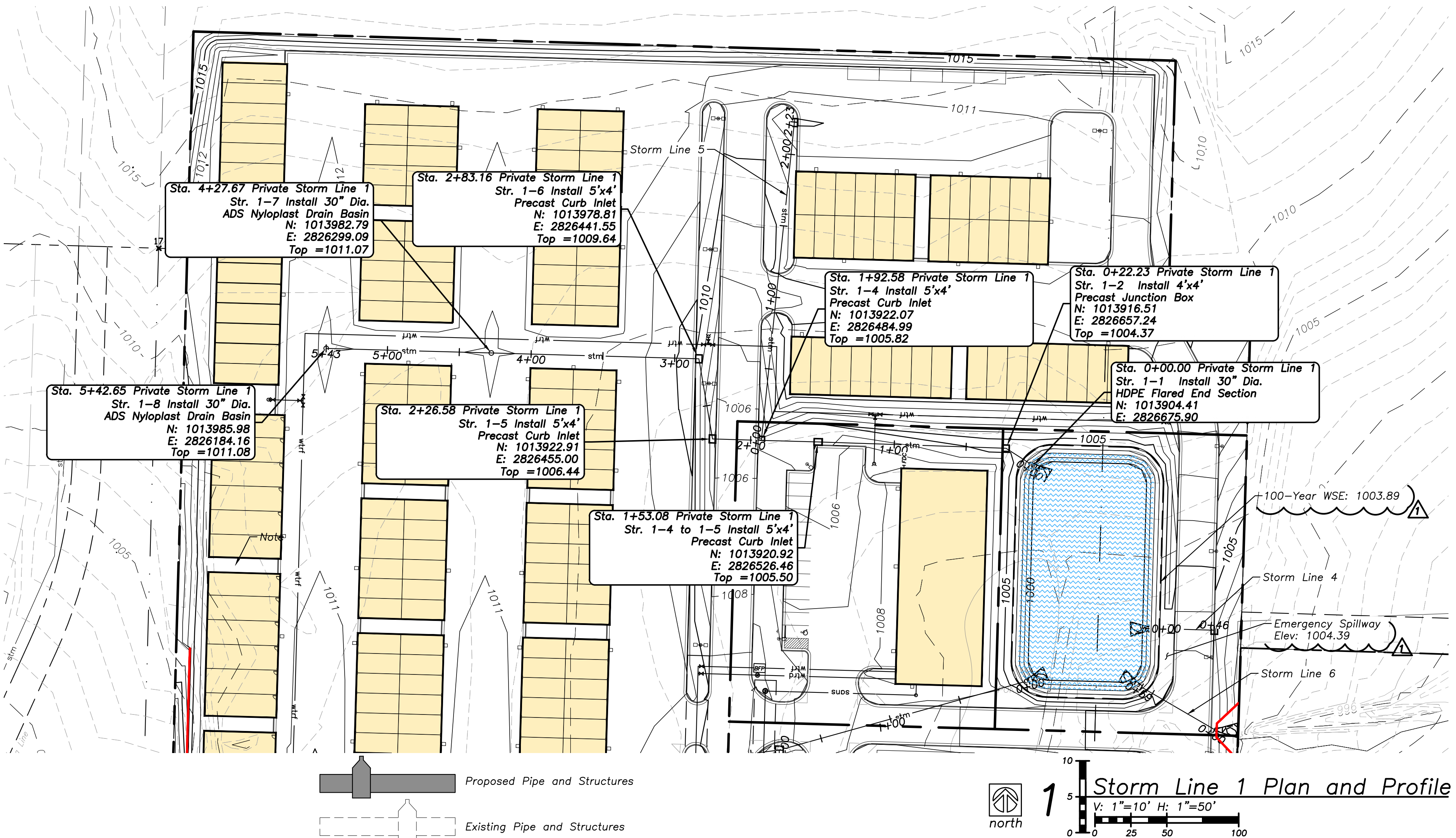
- sanm sanitary main
- sanse sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasn 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

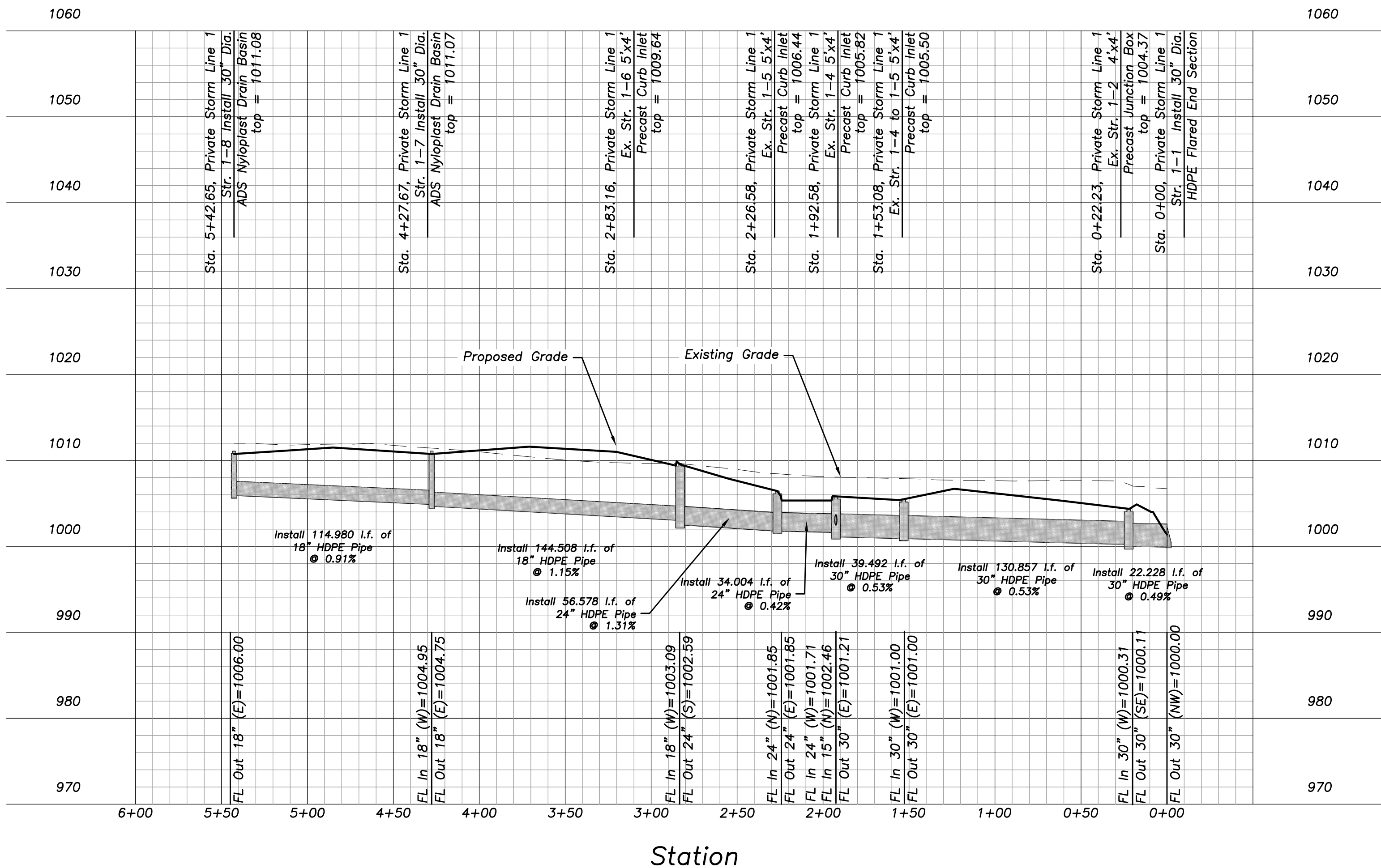
- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street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

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 1



Utility Notes

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- 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

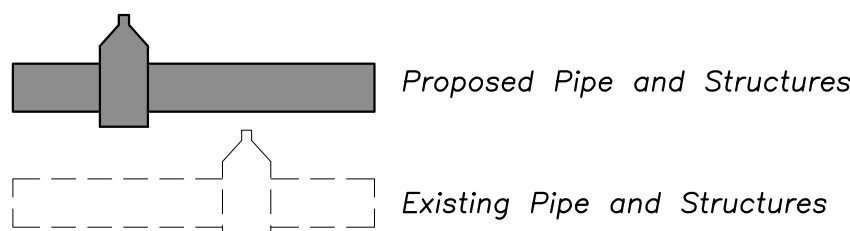
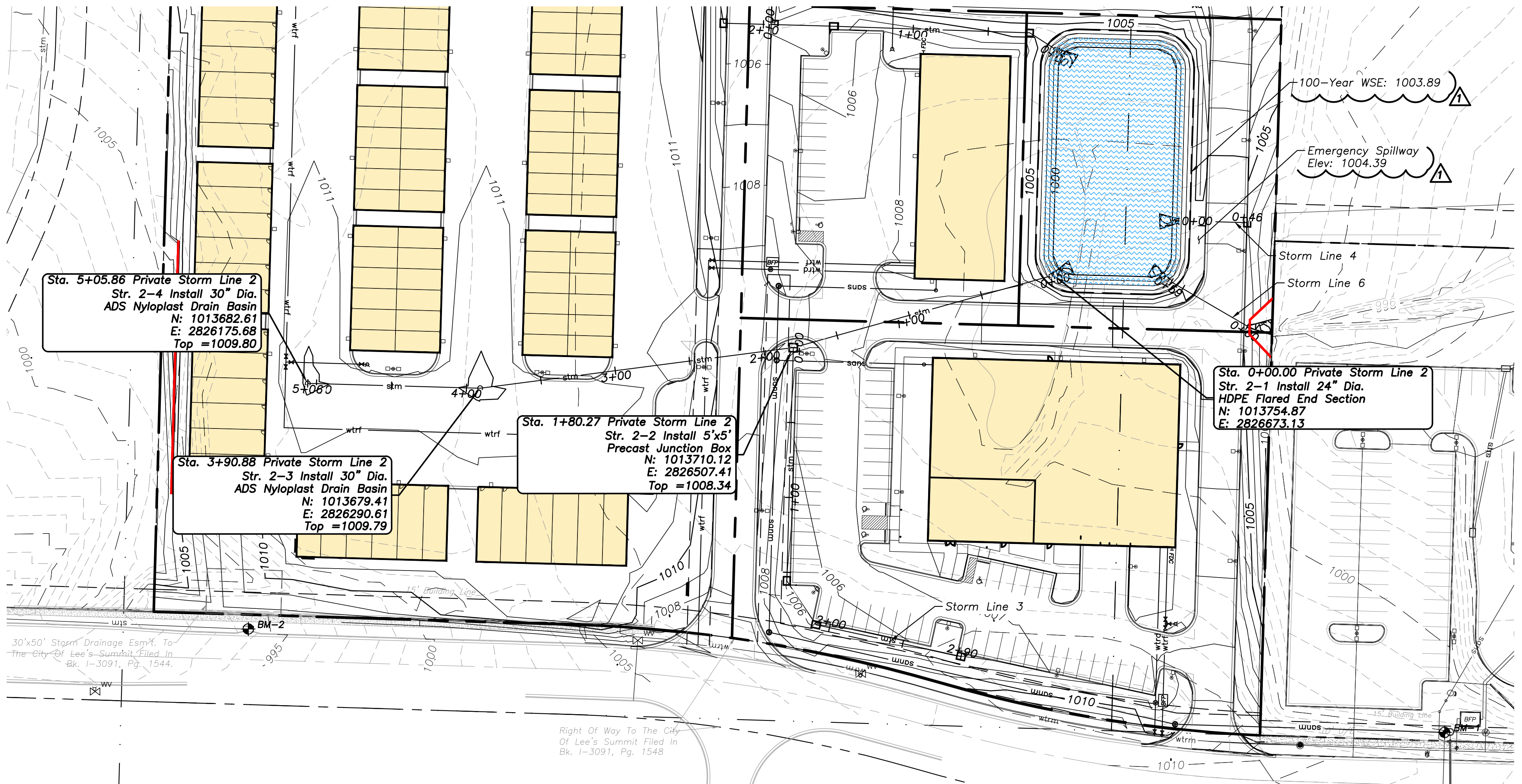
- sanm sanitary main
- san service sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (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

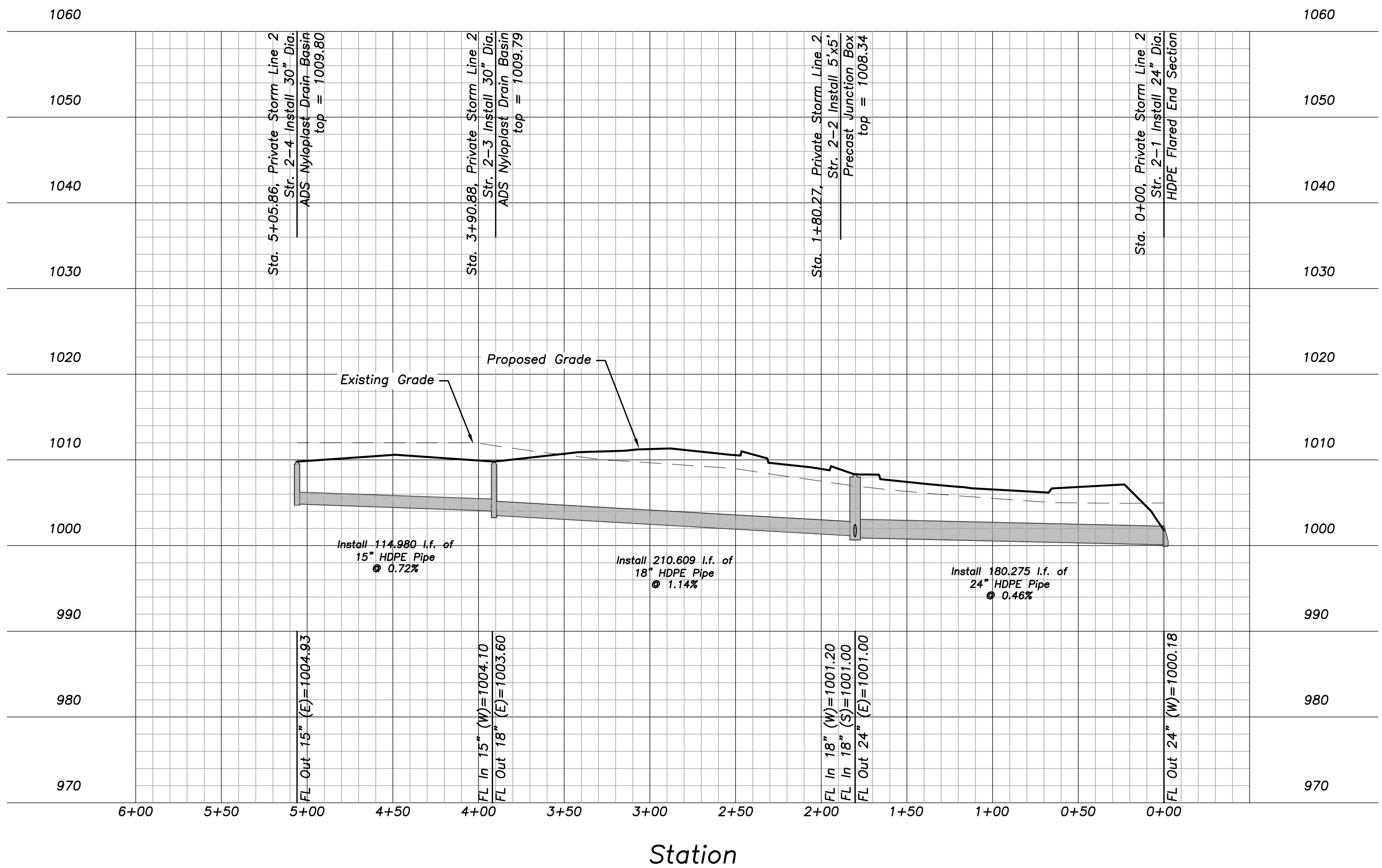
- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street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

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 2



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

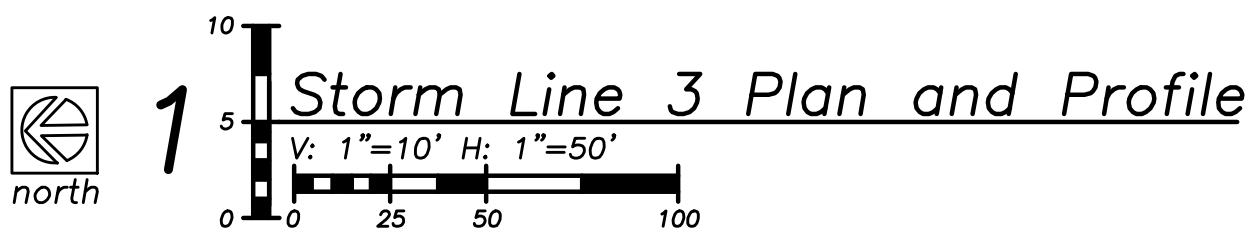
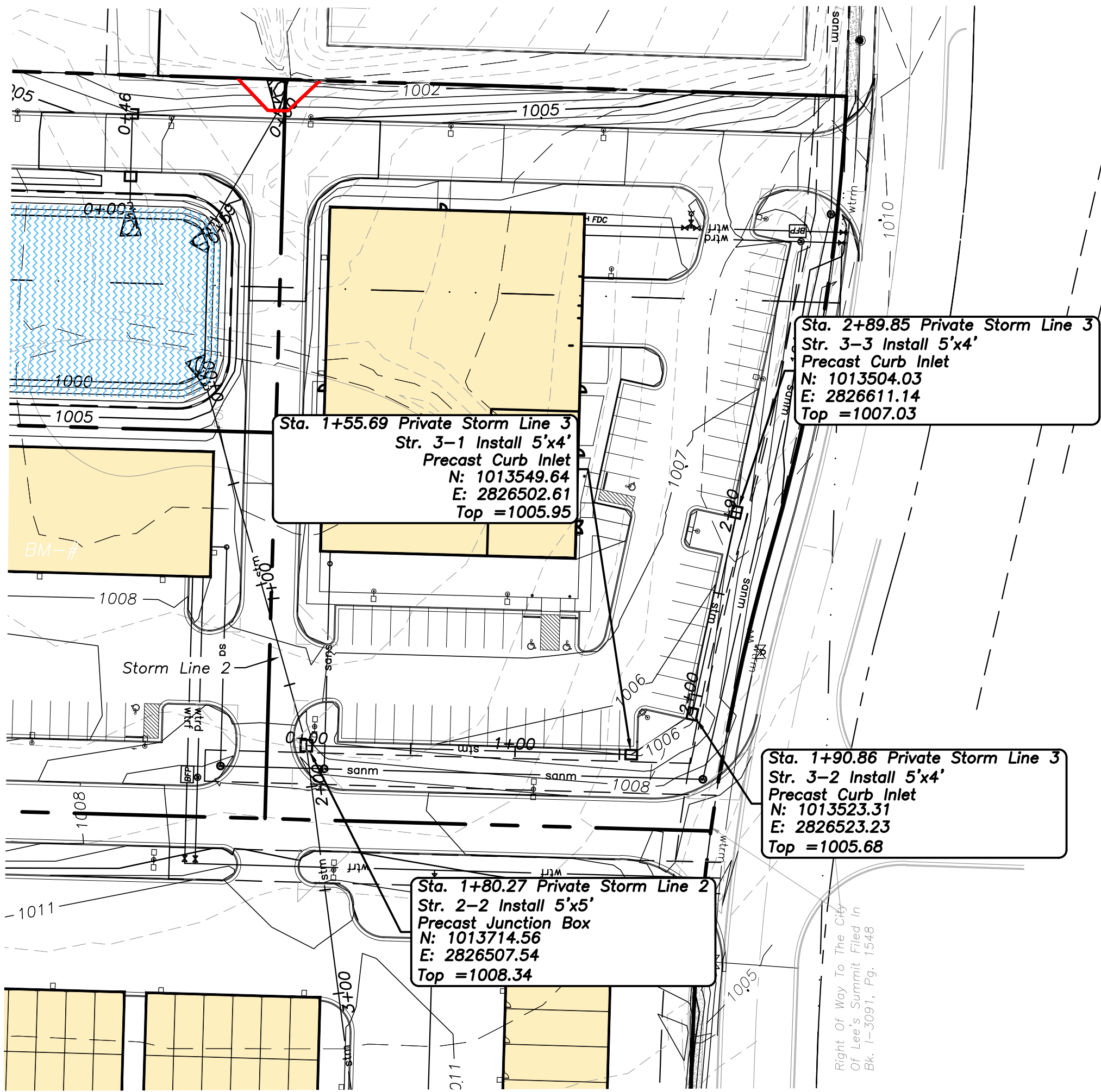
- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasn 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

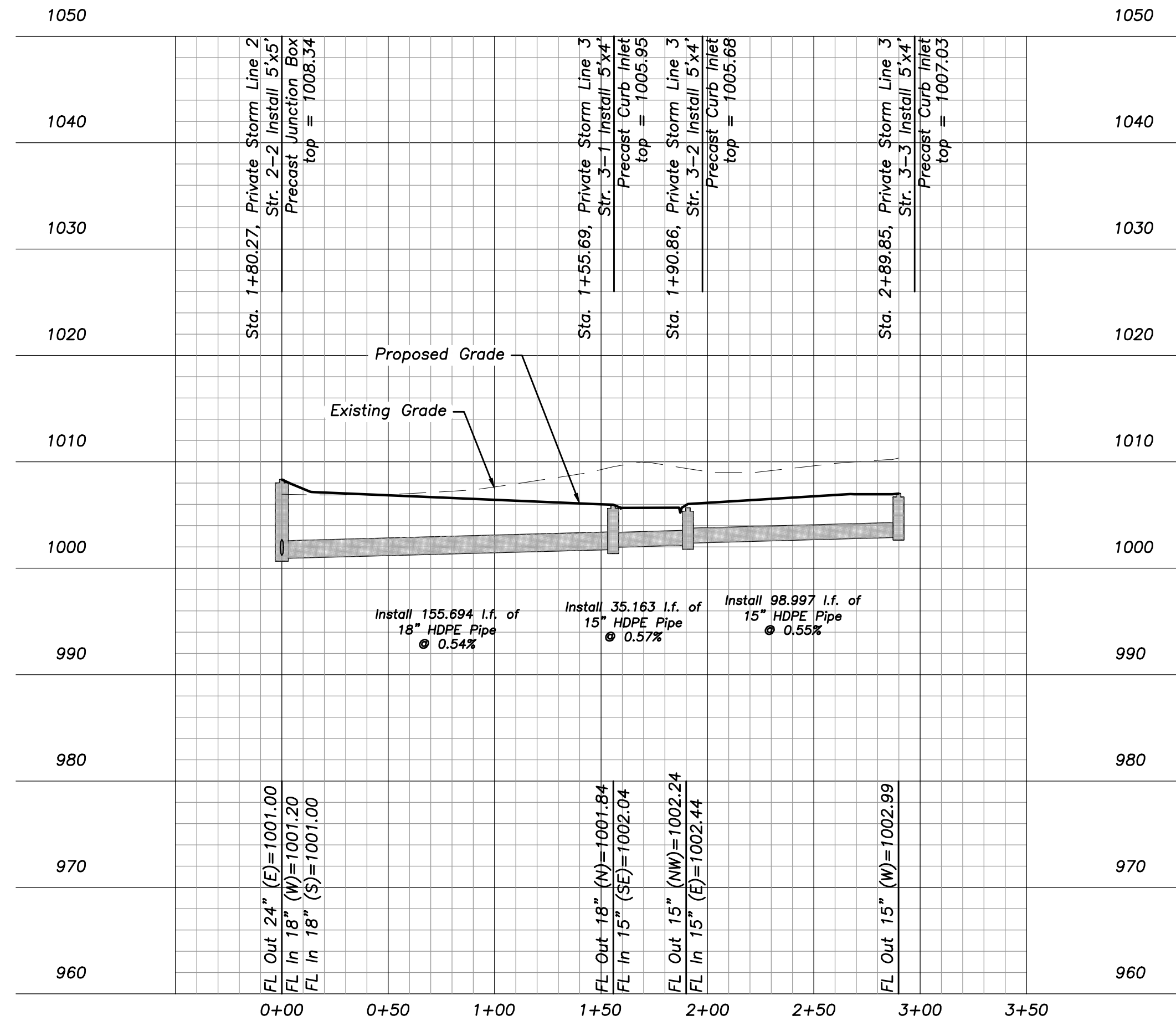
- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street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

Local Benchmarks:

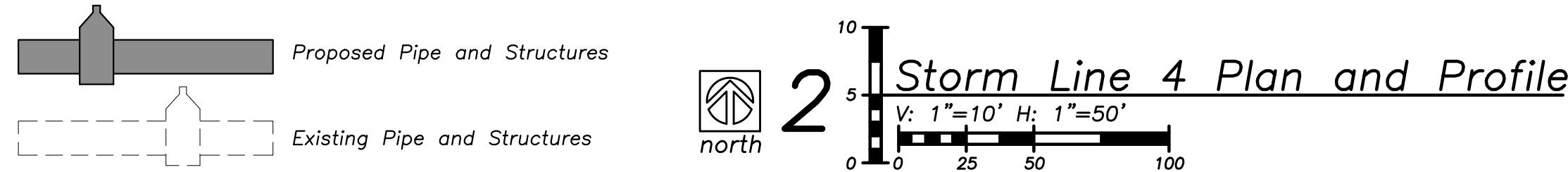
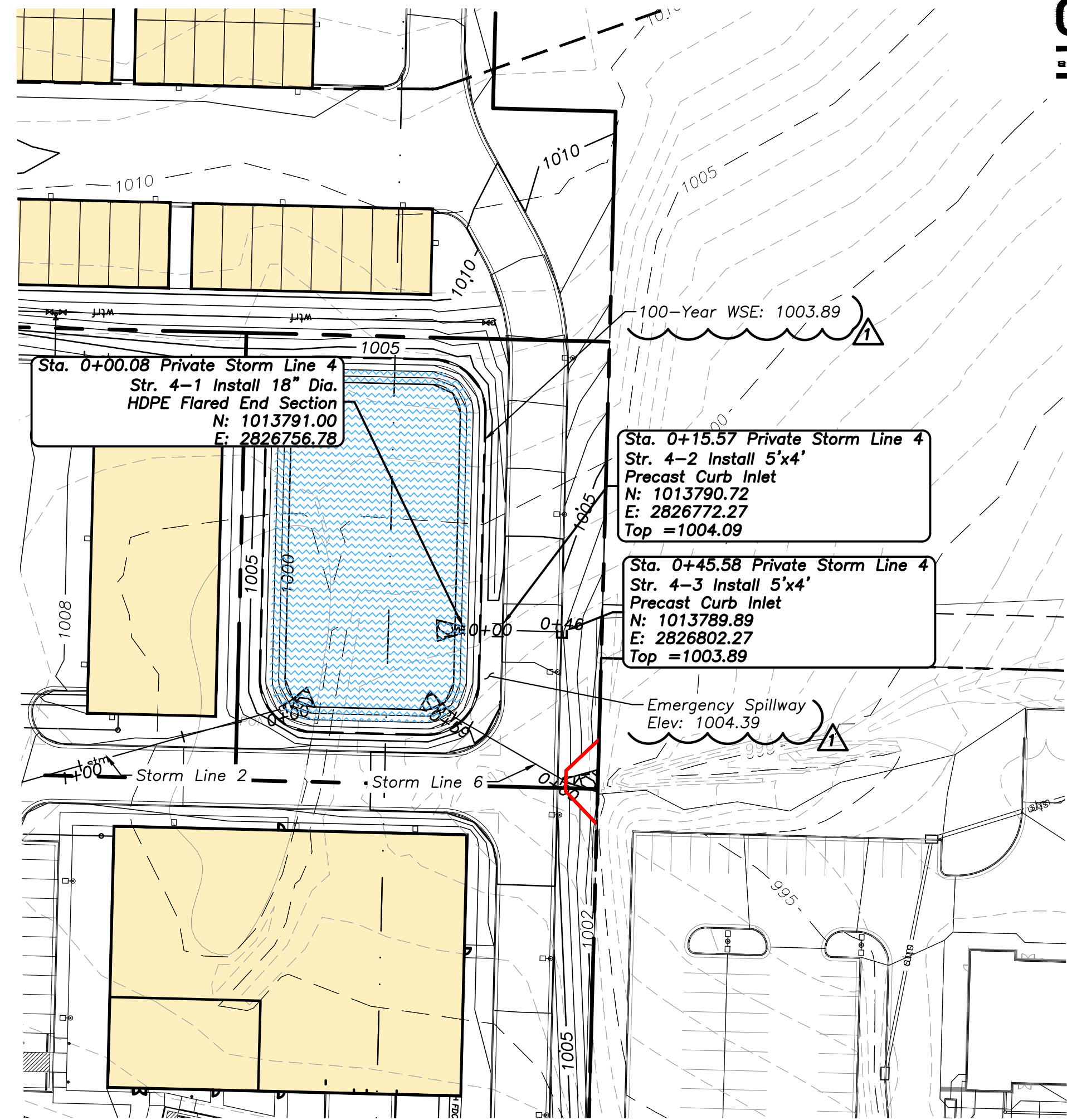
- BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88
- BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03



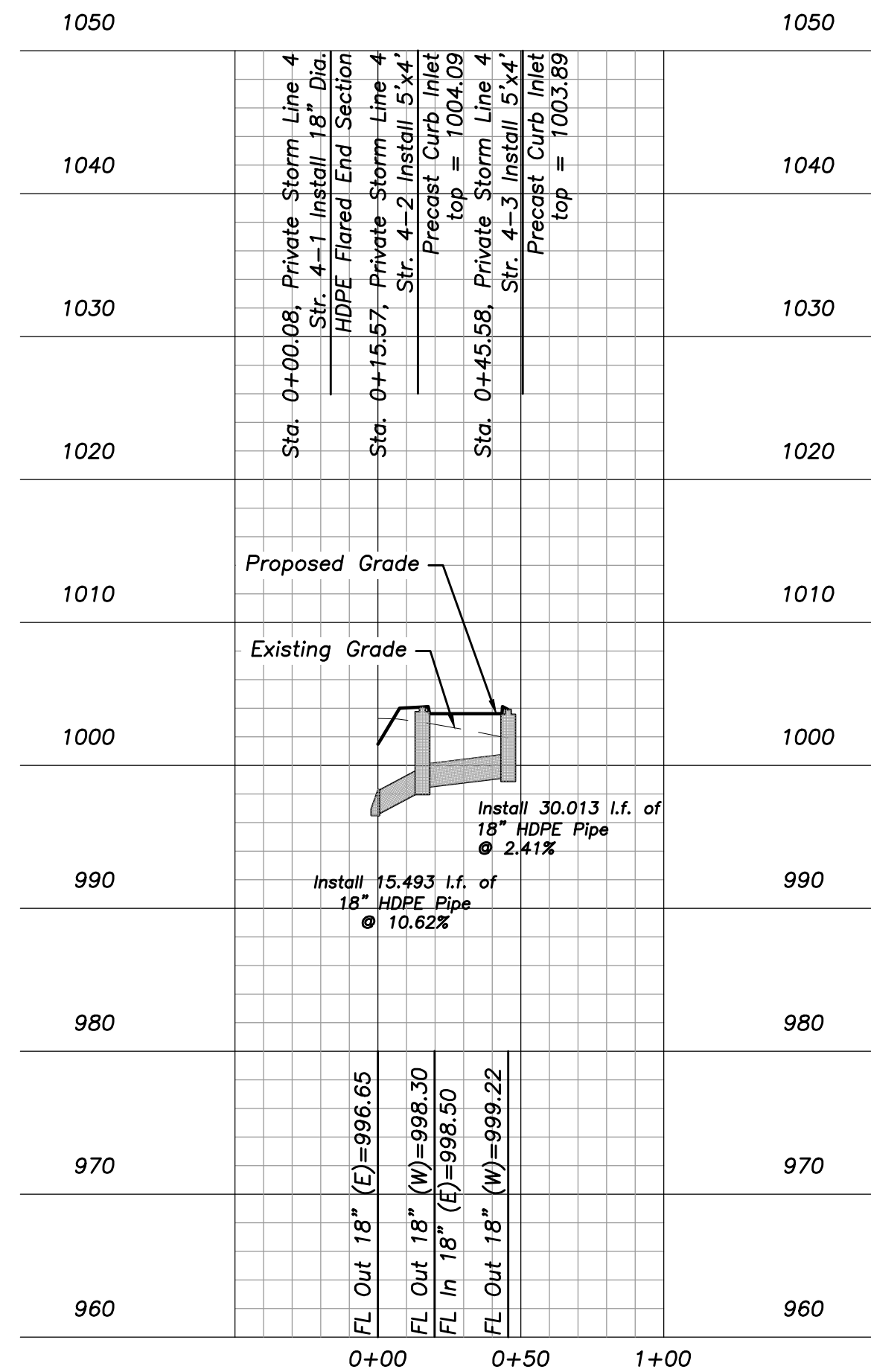
Private Storm Line 3



Station



Private Storm Line 4



Station

Utility Notes

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- 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

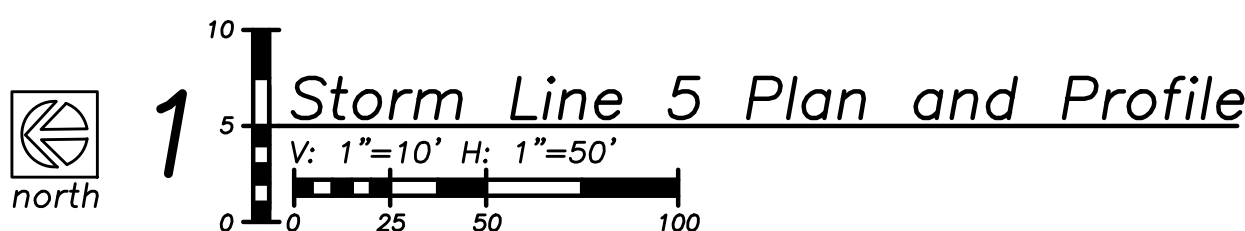
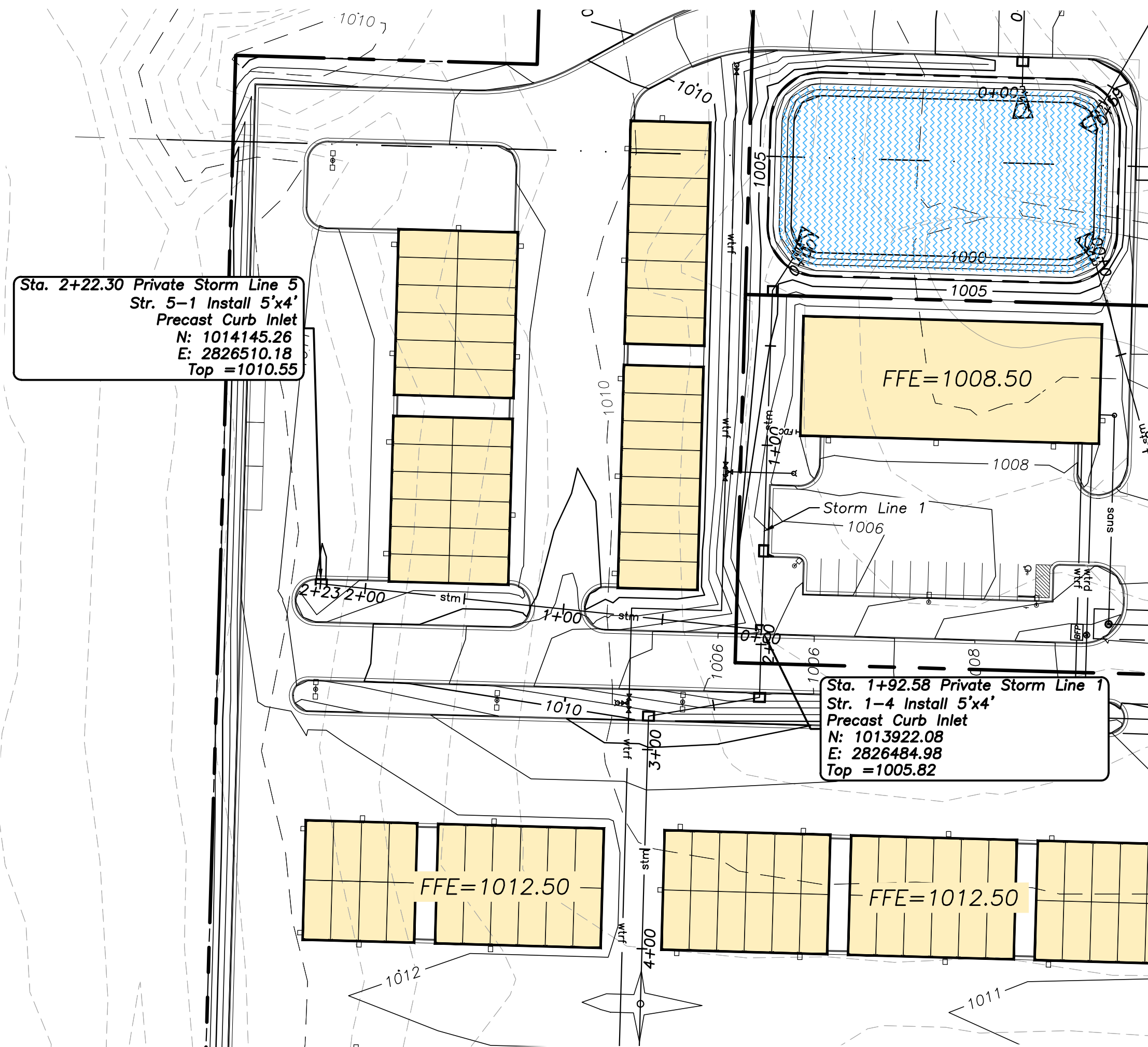
- sanm sanitary main
- sons sanitary service
- stms storm sewer (existing)
- stms storm sewer (solid wall, proposed)
- stms storm sewer (solid wall, proposed)
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- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasn 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

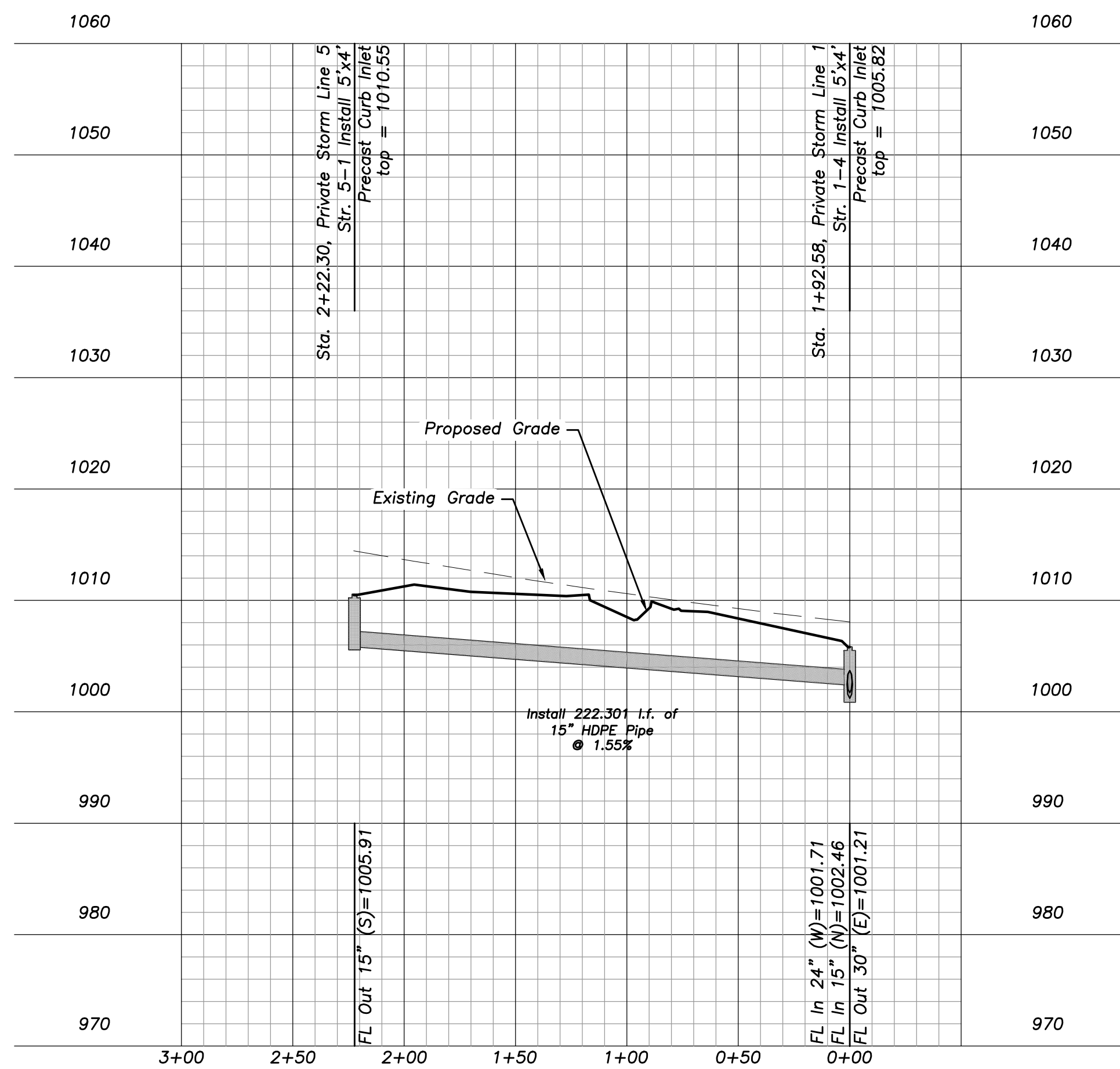
- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street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

Local Benchmarks:

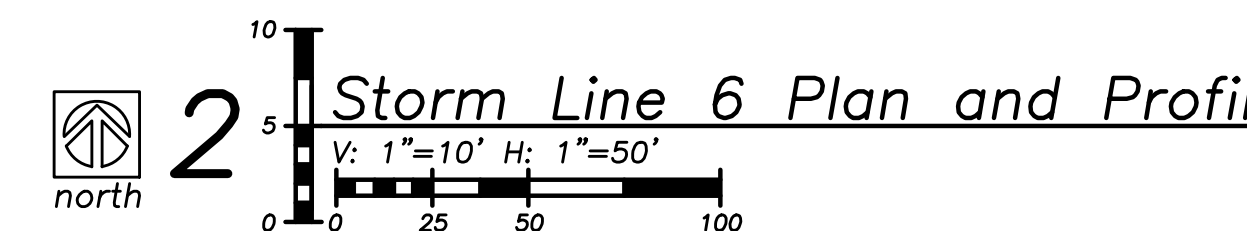
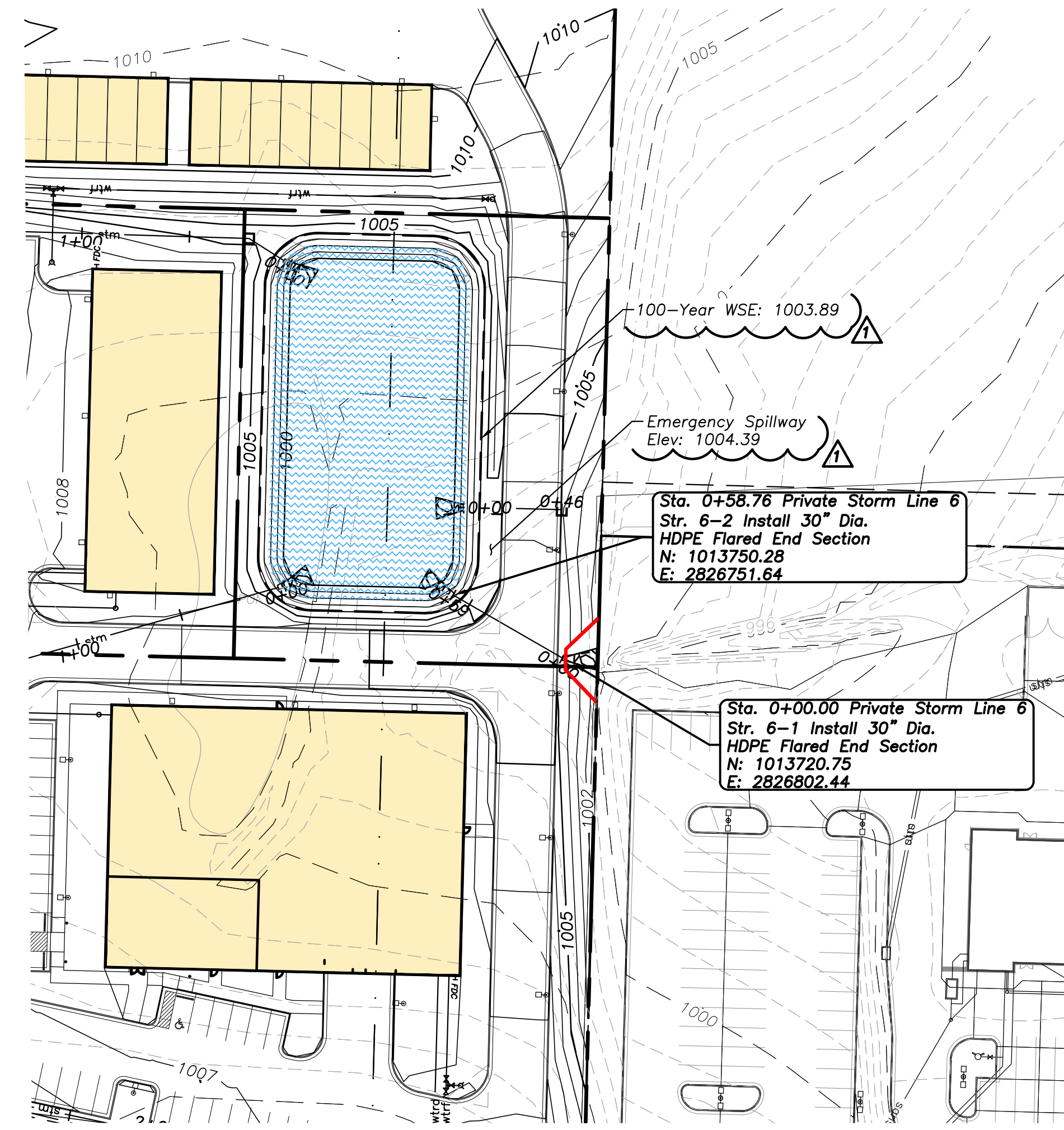
- BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88
- BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03



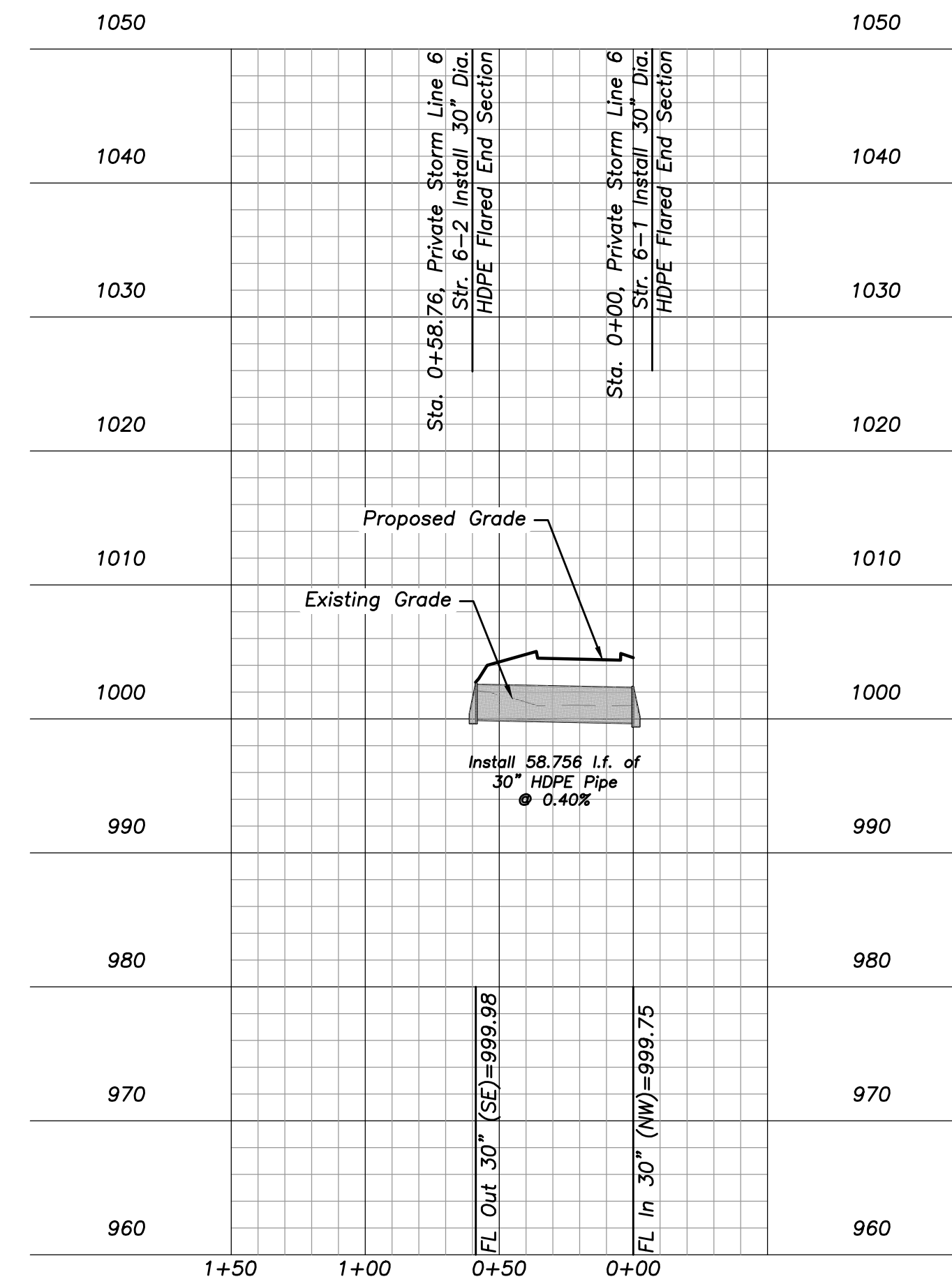
Private Storm Line 5



Station



Private Storm Line 6



Station