

# OAKVIEW - LOT 4

## FINAL DEVELOPMENT PLANS

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

PRCOM20204934

OAKVIEW - LOT 4  
FINAL DEVELOPMENT PLANS

LEGAL DESCRIPTION

LOT 4 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

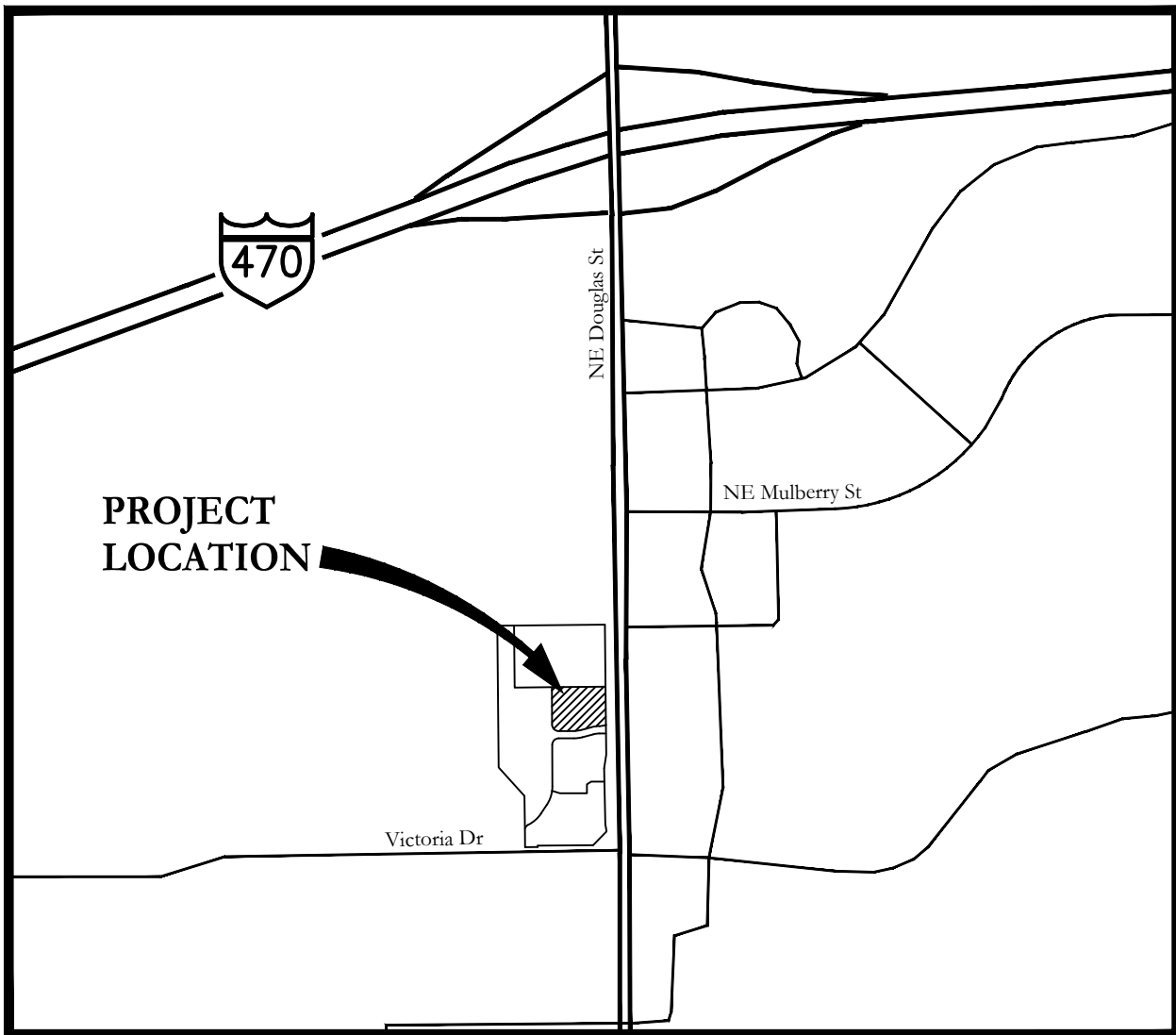
THERE WAS NO OIL OR GAS WELLS LOCATED ON PROPERTY PER MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMITS WEBSITE.

UTILITIES AND  
PUBLIC AGENCIES

CITY OF LEE'S SUMMIT PUBLIC WORKS	Dena Mezger	(816) 969-1800
WATER UTILITIES	Mark Schaufler	(816) 969-1900
ELECTRIC EVERGY	Ron Dejarnette	(816) 347-4316
GAS SPIRE	Brent Jones	(816) 399-9633
TELEPHONE AT&T	Marty Loper Mark Manion	(816) 275-1550 (816) 325-6516
CABLE COMCAST	Barbara Brown	(816) 795-2255



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.



LOCATION MAP  
NOT TO SCALE

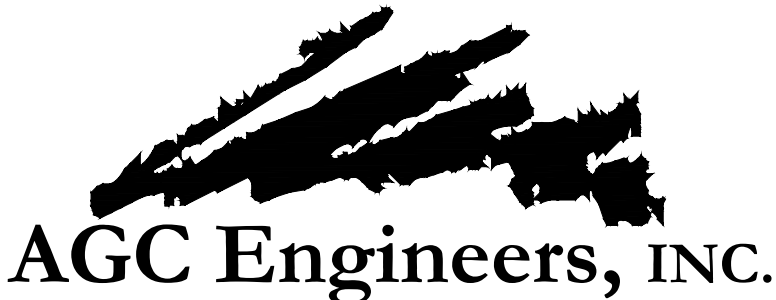
CONTACTS

ENGINEERING

Engineering Alternate Ronald L. Cowger, PE	781-4200
Engineering Primary Art Akin, PE	781-4200

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:

4-6-21

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS 3-30-21	4-6-21
RC/ACA	PER CITY COMMENTS	3-22-21
RC/ACA	FOR REVIEW	12-23-20

SHEET INDEX

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	RETAINING WALL DETAILS
8	UTILITY PLAN
9	SPOT ELEVATION PLAN
10	DRAINAGE AREA MAP & CALCS
11	STORM PLAN & PROFILE
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.

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
  
Development Services Department  
Lee's Summit, Missouri  
11/22/2021

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. 0.2' fall through storm structure #10 and #12
2.
3.
4.

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



Ronald L. Cowger, PE  
AGC Engineers, Inc.



GENERAL PROJECT NOTES:

1. 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,  
Standard Specifications (Kansas City Metro Chapter-APWA)  
Storm Water Pollution Plan (SWPPP)  
All required permits

2. 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://cityofls.net/development-services/design/design-criteria/design-construction-manual-infrastructure

3. This Project shall be constructed in accordance with these Plans, City of Lee's Summit criteria and specifications (listed above), and their absence the Kansas City Metro Chapter of American Public Works Association (most current version) "APWA".

4. 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.

5. 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.

6. RESERVED

7. The Contractor shall notify the Engineer immediately of any discrepancies in the Plans.

8. 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.

9. Contractor is to obtain the necessary permits for all construction activities.

10. 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.

11. RESERVED

12. It shall be the responsibility of the Contractor to control erosion and siltation during all phases of construction.

13. Any sidewalk, curb & gutter or pavement disturbed, damaged or destroyed during construction shall be replaced by Contractor at no additional cost to Owner.

14. Modified curb shall be used at all locations where pavement drains away from curb.

15. The Contractor shall contact the City's Development Service Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200.

16. 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  
1. Building to sidewalk  
2. Building to concrete pavement  
3. Sidewalk to concrete pavement  
Contractor shall submit a joint plan to the Engineer for review.

GRADING NOTES:

1. Erosion protection shall be in place prior to any land disturbance.
2. Contours shown are to finished grade.
3. 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.
4. 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.
5. 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.
6. 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.
7. All slopes are to be 3:1 or flatter unless otherwise indicated.

8. 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.
9. 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:

1. 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.
2. Any sediment deposited on public streets shall be removed immediately by Contractor at his sole expense.
3. Stockpile excavation materials away from existing channels and grade to drain to adequate erosion control measures.
4. 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.
5. 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.
6. 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.
7. 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.
8. Contractor shall protect and maintain erosion erosion control measures until a complete stand of grass as defined by Missouri DNR has been established.
9. Concrete Washout Areas will be determined onsite by the Job Superintendent.
10. 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.
11. 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
12. 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.
13. Provide temporary silt fencing at all pipe entrances until all site seeding and sodding has been established. Maintain as necessary.
14. Immediately remove sediments or other materials tracked onto public roadways.
15. Provide and maintain stabilized roadway construction entrance (or entrances as may be required).
16. Coordinate site grading with existing and proposed utilities.
17. Stock pile waste excavation materials away from existing channels and grade to drain.
18. Remove silt build up in basin and verify grade prior to final seeding, lining or rip-rap installation and clean up.
19. 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.
20. 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:

1. Reference MEP Plans to confirm fire protection main size, domestic water and meter sizes. If a discrepancy exists between the Plans contact the Engineer prior to ordering material.
2. Domestic water shall be 1-inch "k" copper conforming to the latest federal specifications or cross-linked polyethylene (PEX) meeting current City Code.
3. Minimum cover for water lines shall be 42 inches.
4. Install fittings as required. maximum pipe deflection per manufacturers recommendations.
5. Install 1-inch water meter at property line (on private property side).
6. 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:

1. All HDPE pipe shall be Water-Tight
2. 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.
3. Pipe lengths are from inside face to inside face.
4. End sections for HDPE pipe shall be metal with concrete toe wall unless noted otherwise.

ELECTRIC:

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

GAS:

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

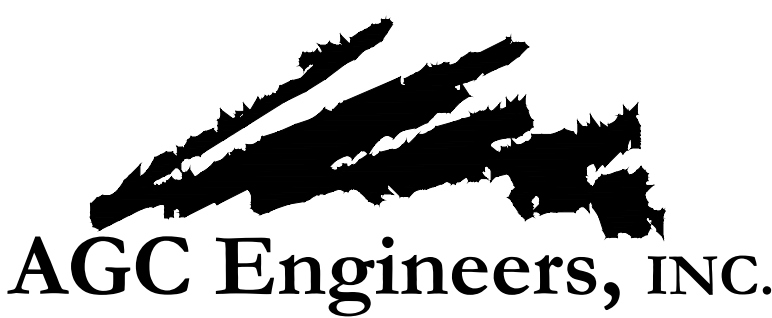
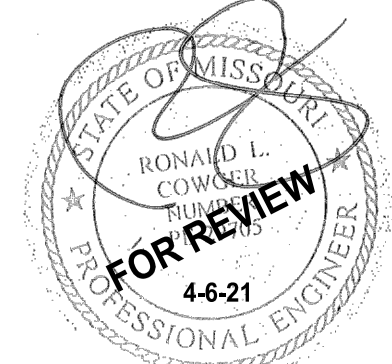
TELEPHONE:

1. 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.

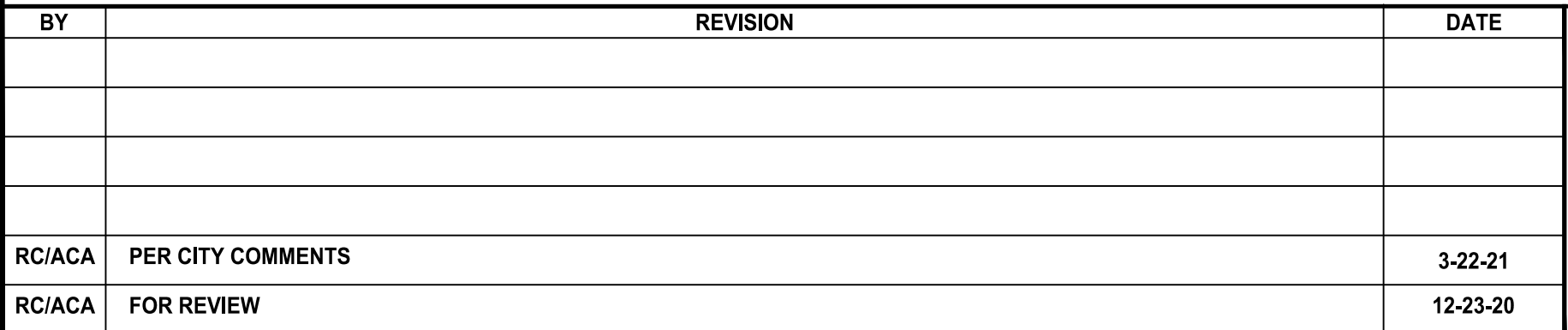
LEGEND

EXISTING	PROPOSED				
●		SET MONUMENT AS NOTED STAMPED LS 1999141096	●	SANITARY STRUCTURE	D/E DRAINAGE EASEMENT
○		FOUND 1/2" REBAR LS 1989			GM GAS METER
◦		FOUND MONUMENT AS NOTED	— SAN —	SANITARY SEWER	WM WATER METER
(M)		MEASURED DISTANCE			E/E ELECTRIC EASEMENT
⊙		CONTROL POINT	□	STORM STRUCTURE	U/E UTILITY EASEMENT
—		DOWN GUY	=====	STORM SEWER	B/L BUILDING LINE SETBACK
●		FIRE HYDRANT			MH MANHOLE
⊕		LIGHT POLE	— W —	WATERLINE	R RADIUS OR RAMP (as it relates to sidewalks)
⚡		POWER POLE			L LANDING (as it relates to sidewalks)
◦		POST			S/W or SW SIDEWALK
●		MANHOLE			AC AIR CONDITIONER
⊙		WATER VALVE	WM	WATER METER	MEP MECHANICAL, ELECTRICAL & PLUMBING
B/L		BUILDING LINE	●	WATER VALVE	WSD WATER SERVICES DEPARTMENT
D/E		DRAINAGE EASEMENT			D.S. DOWN SPOUT
—OHP—		AERIAL UTILITY	●		TC TOP OF CURB
S/E		SANITARY SEWER EASEMENT			G GROUND
U/E		UTILITY EASEMENT	— G —	GAS LINE	P PAVEMENT
—UGG—		UNDERGROUND GAS			LP LOW POINT
—UGP—		UNDERGROUND POWER	CO ◦	CLEANOUT	HP HIGH POINT
—UGT—		UNDERGROUND TELEPHONE			
—UGW—		UNDERGROUND WATER	⑬	PARKING COUNT	
			— 780 —	CONTOUR	
			□	LIGHT POLE (SITE PARKING)	

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
11/22/2021

BY		REVISION	DATE			405 S. Leonard St., Suite D Liberty, Missouri 64068  816.781.4200 ■ fax 792.3666  www.agcengineers.com		OAKVIEW - LOT 4	
								LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
RC/ACA	PER CITY COMMENTS		3-22-21					SITE DEVELOPMENT PLANS	2
RC/ACA	FOR REVIEW		12-23-20					GENERAL NOTES & LEGEND	



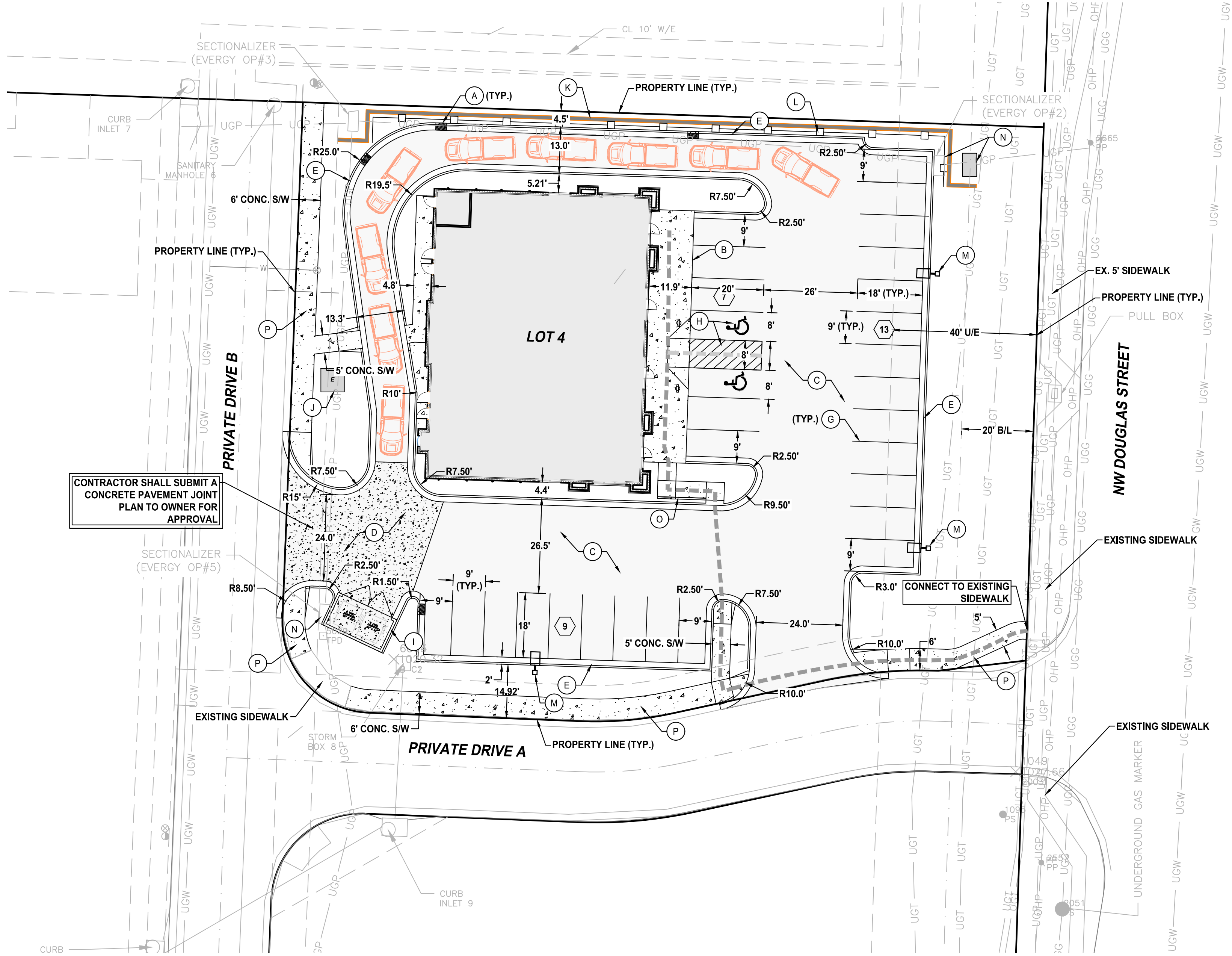


3



SITE DATA:

Land Area (sf)															Parking Data				Impervious Area							
Lot No.	Address	Existing Zoning	Proposed Zoning	Proposed Use	Anticipated Schedule	Gross	R/W	POS <sup>(1)</sup>	POS <sup>(2)</sup>	Parkland	Net	Proposed Building Area (sf)	No. Stories	FAR	Criteria Used	as compared to UDO	required parking	provided parking	Acreage Impervious / % Impervious							
4	1440 NE Douglas St	CP-2	CP-2	restaurant/retail	2020-2022	33,292.26	0.000	0.000	0.000	0.000	33,292.26	4,800	1	0.14	25% Smoothie King (primarily drive thru - use 12.5/1000)	reduced 1.5/1000 (2 stalls)	15.00	29								
															75% retail/office (use 3.9/1000)	reduced 1.1/1000 (4 stalls)	14.04		0.25 AC / 32%							
Legend						totals														33,292.26						
Notes:																				Special Parking Notes:						
																				1. UDO parking ratios						
																				drive thru/sit down 14/1000						
																				drive thru only 2/1000 + 1/employee at max shift						
																				office 4/1000						
																				retail 5/1000						
																				2. See parking generation letter dated August 27, 2020.						



LEGEND:

- — — — — ADA PEDESTRIAN ROUTE
- 6 PARKING STALL COUNTS

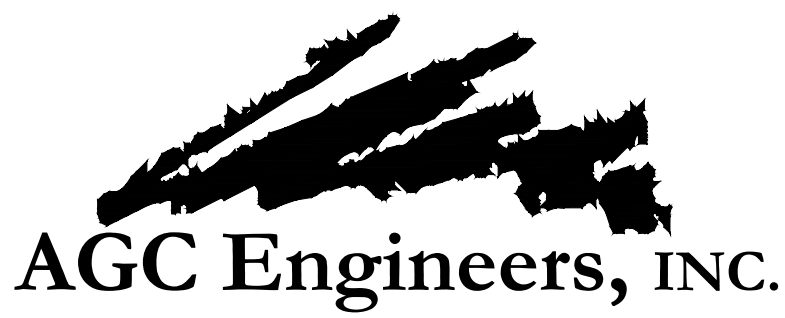
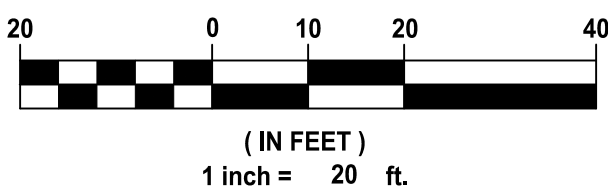
KEY LEGEND

- A CURB INLET - 2'X3' NYLOPLAST
- B INTEGRAL SIDEWALK / CURB
- C CONCRETE PAVEMENT
- D HEAVY DUTY CONCRETE
- E CG-1 CURB & GUTTER (RE: SPOT ELEVATION PLANS)
- F NOT USED
- G PARKING STRIPING - 4" YELLOW
- H STRIPING - (RE: ADA ACCESSIBLE STRIPING LAYOUT)
- I TRASH ENCLOSURE (RE: ARCH)
- J ELECTRICAL TRANSFORMER
- K SEGMENTAL BLOCK WALL (RE: SHEET 7)
- L 4' STEEL FENCE (RE: SHEET 7)
- M LIGHT POLE (RE: MEP)
- N RELOCATE EVERGY FACILITIES
- O HANDRAIL
- P PROPOSED CONCRETE SIDEWALK

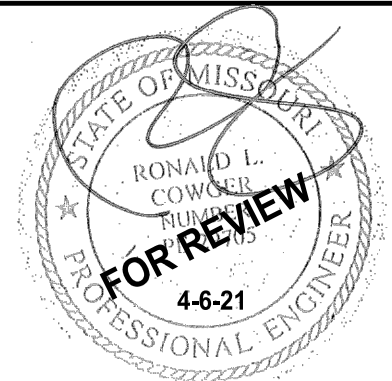


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OAKVIEW - LOT 4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS SITE PLAN	4



LEGEND:

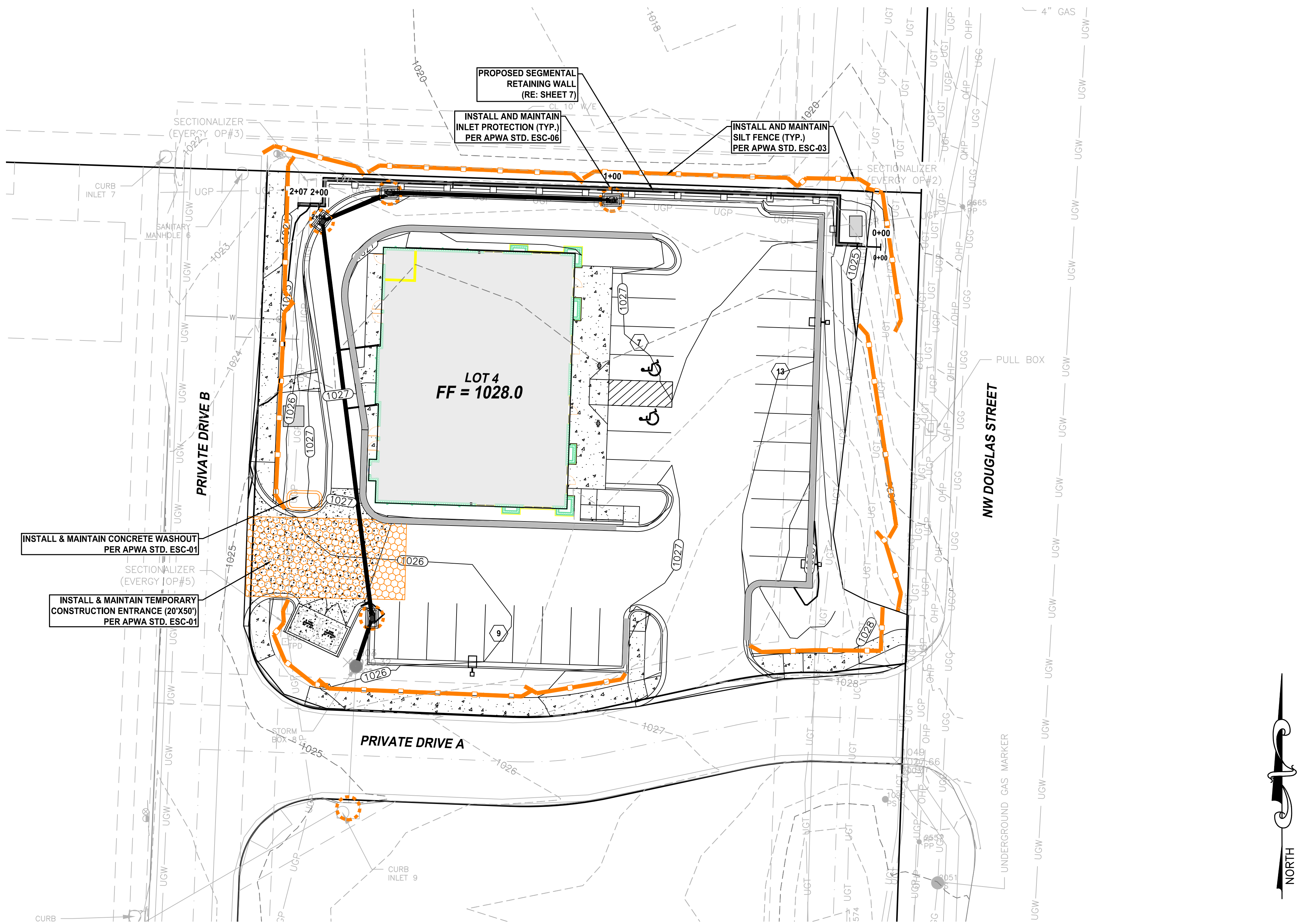
EROSION CONTROL



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

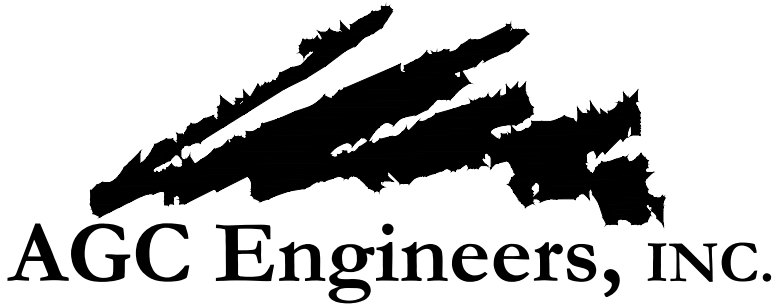
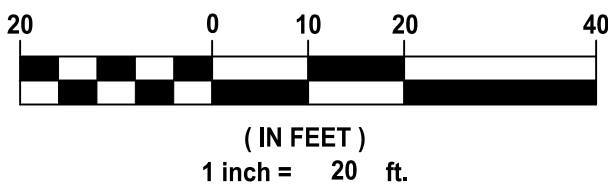
NOTES:

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 = 0.71 AC



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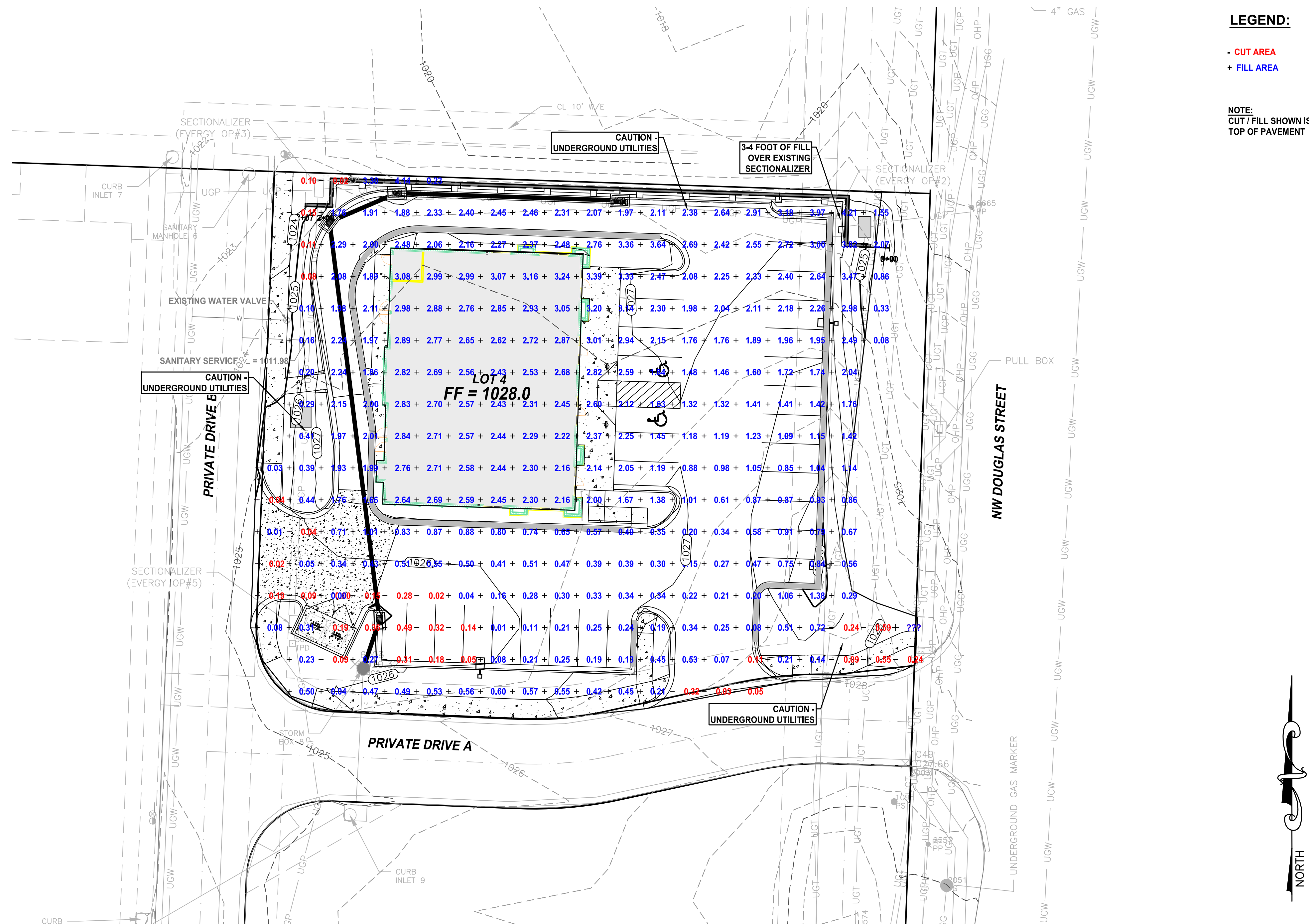


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OAKVIEW - LOT 4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS GRADING & EROSION CONTROL PLAN	5





**LEGEND:**

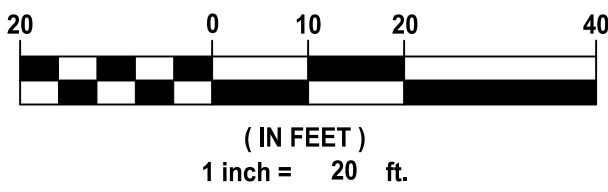
- CUT AREA
- + FILL AREA

NOTE:  
CUT / FILL SHOWN IS TO FINISHED GRADE AND / OR  
TOP OF PAVEMENT



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**AGC Engineers, INC.**

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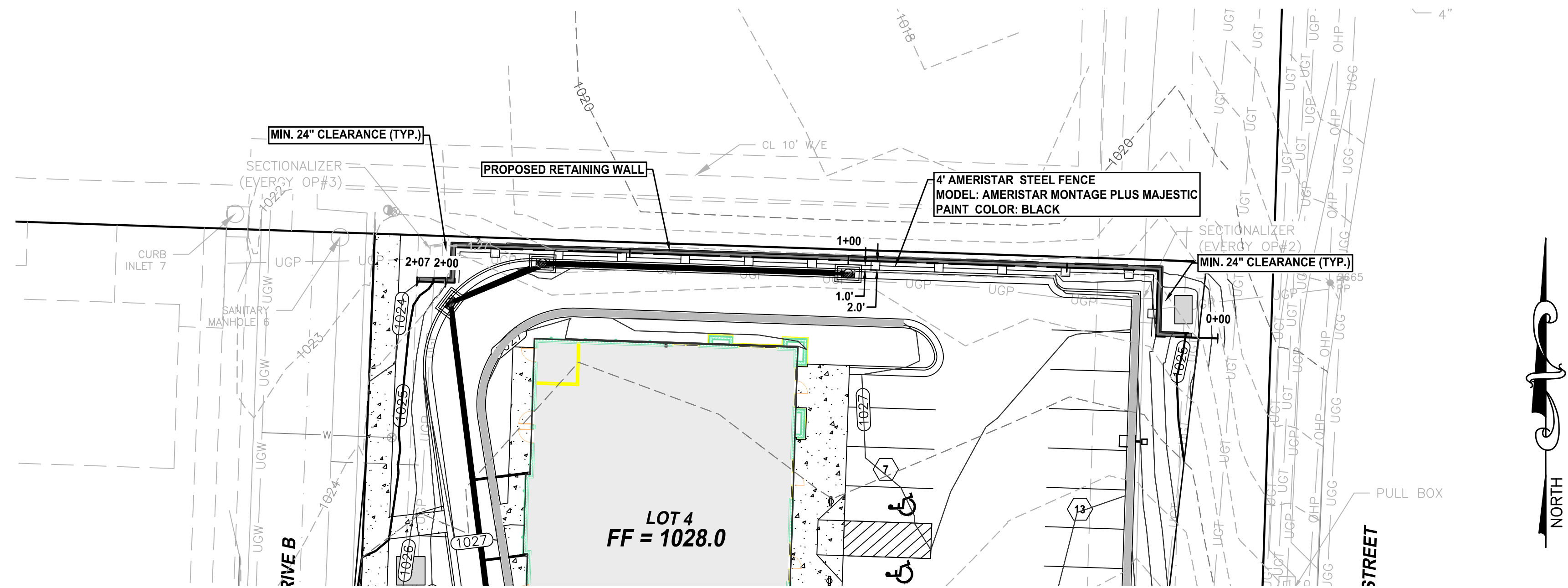
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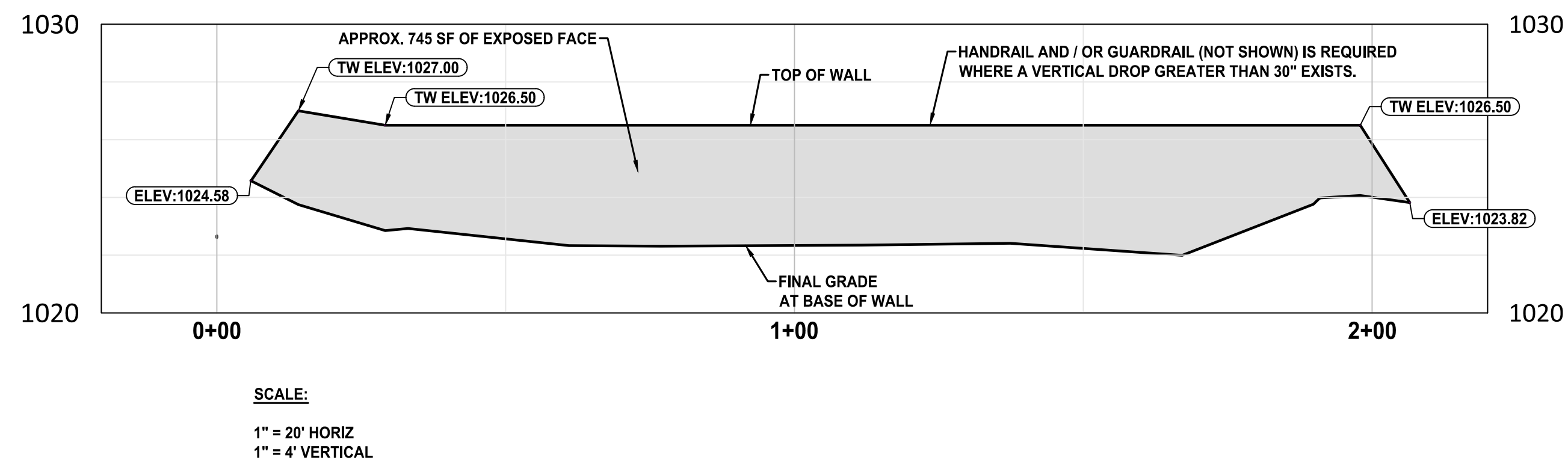
OAKVIEW - LOT 4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS GRADING PLAN - CUT & FILL	6





- RETAINING WALL NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR WALL DESIGN DEPENDING ON THE WALL SYSTEM PROPOSED. COST OF SEALED ENGINEERING DESIGN, CALCULATIONS AND DETAILS SHALL BE INCLUDED IN BASE BID. BASE BID SHALL INCLUDE ALL APPURTENANCES FOR A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    - ENGINEERING
    - CONSTRUCTION LAYOUT
    - EXCAVATION
    - LEVELING PAD / FOOTER
    - GRAVEL, BACKFILL AND GEOGRID (AS REQUIRED)
    - PIN OR OTHER ANCHORING SYSTEMS
    - CAP BLOCKS
    - CLEAN-UP AND BLOCK CLEANING (AS REQUIRED)
  - GRADE AT BOTTOM OF WALL REPRESENTS THE FINAL GRADE AT BASE OF WALL. CONTRACTOR SHOULD UNDERSTAND THAT REQUIRED FOUNDATIONS AND / OR FOOTERS REQUIRED TO THE WALL SYSTEM SUPPLIED IS NOT SHOWN OR ACCOUNTED FOR IN THE AREAS SHOWN. DUE TO THE BLOCK CHOSEN, LAYOUT AREAS MAY VARY.
  - HANDRAIL AND / OR GUARDRAIL IS REQUIRED WHERE A VERTICAL DROP GREATER THAN 30" EXISTS.
  - WALL LOCATIONS ARE SHOWN TO EXPOSED FRONT FACE.

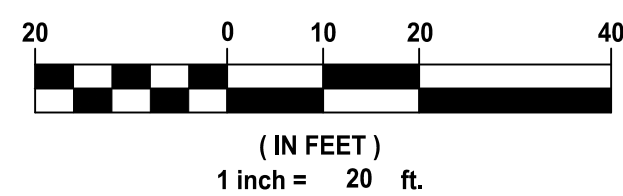
### RETAINING WALL (FRONT FACE)



NOTE:  
GRADE AT BOTTOM OF WALL REPRESENTS THE EXPOSED WALL. CONTRACTOR SHOULD UNDERSTAND THAT REQUIRED FOUNDATIONS AND / OR FOOTERS REQUIRED FOR THE WALL SYSTEM SUPPLIED IS NOT SHOWN OR ACCOUNTED FOR IN THE WALL AREAS SHOWN. DUE TO THE BLOCK CHOSEN, LAYOUT AREAS MAY VARY.

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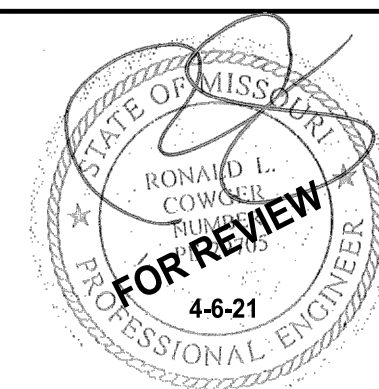


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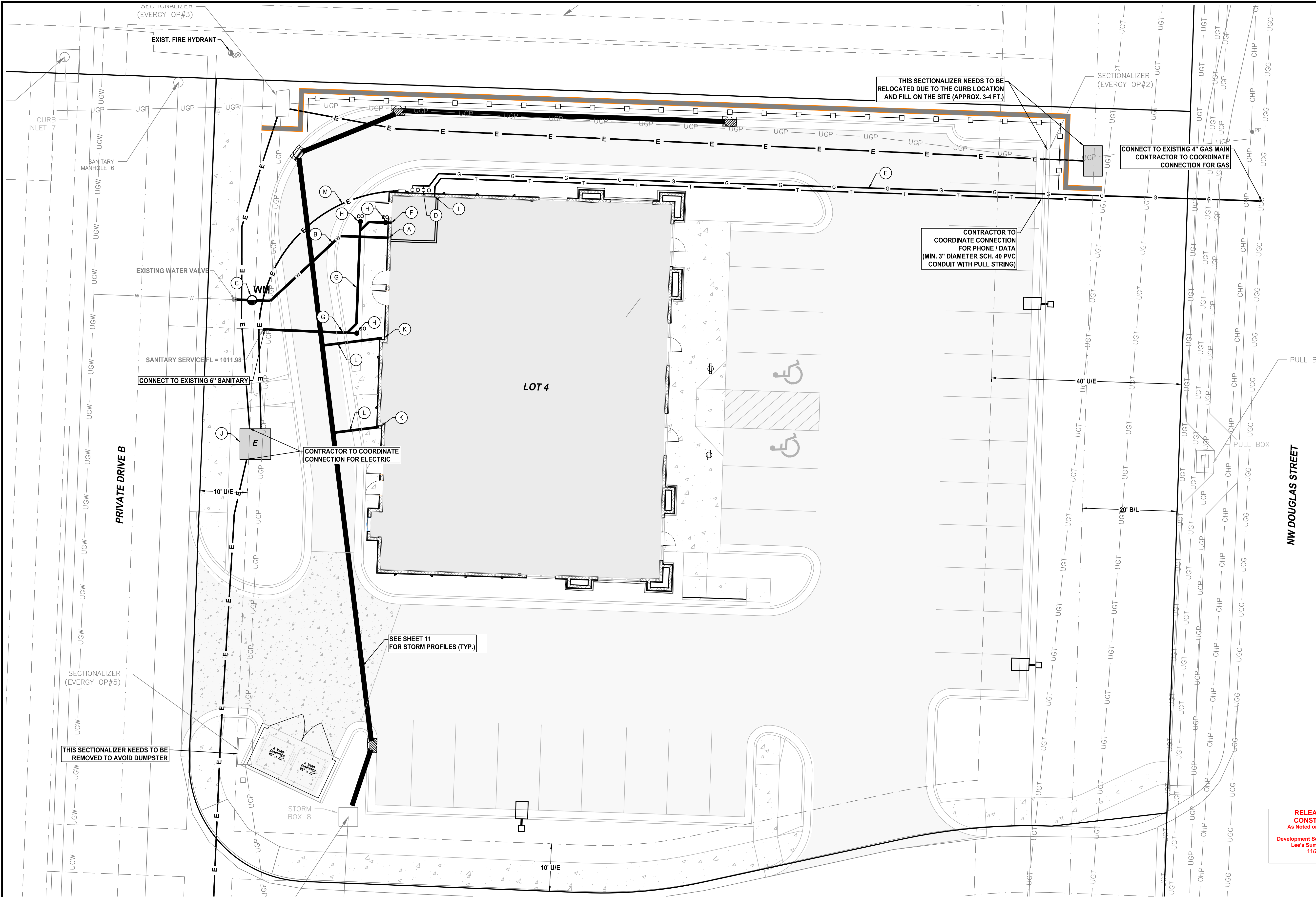
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OAKVIEW - LOT 4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS RETAINING WALL DETAILS	7





- NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH STAR DEVELOPMENT CORP. PRIOR TO BEGINNING UNDERGROUND UTILITIES TO VERIFY SPECIFIC TENANT REQUIREMENTS SUCH AS DOMESTIC WATER, WATER METER AND FIRE LINE SIZES, CONDUITS TO / FROM MESSAGE BOARDS, AND GROUND LOOP DETECTION SYSTEMS.
  2. 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.

**KEY LEGEND**

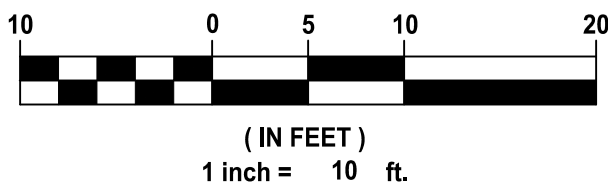
- (A) DOMESTIC WATER ENTRY (RE: MEP)
- (B) 1" DOMESTIC WATER LINE (CONFIRM WITH MEP PRIOR TO INSTALLATION)
- (C) 1" WATER METER AND METER PIT
- (D) GAS ENTRY (RE: MEP)
- (E) GAS LINE (RE: SPIRE OR MEP FOR GAS SIZE AND MATERIAL)
- (F) SANITARY SEWER ENTRY (RE: MEP)
- (G) 6" SANITARY SEWER LINE (2% MIN. 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) MIN. (2) 4" DIAMETER SCH. 40 PVC WITH PULL STRING

NW DOUGLAS STREET

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Lee's Summit, Missouri  
11/22/2021



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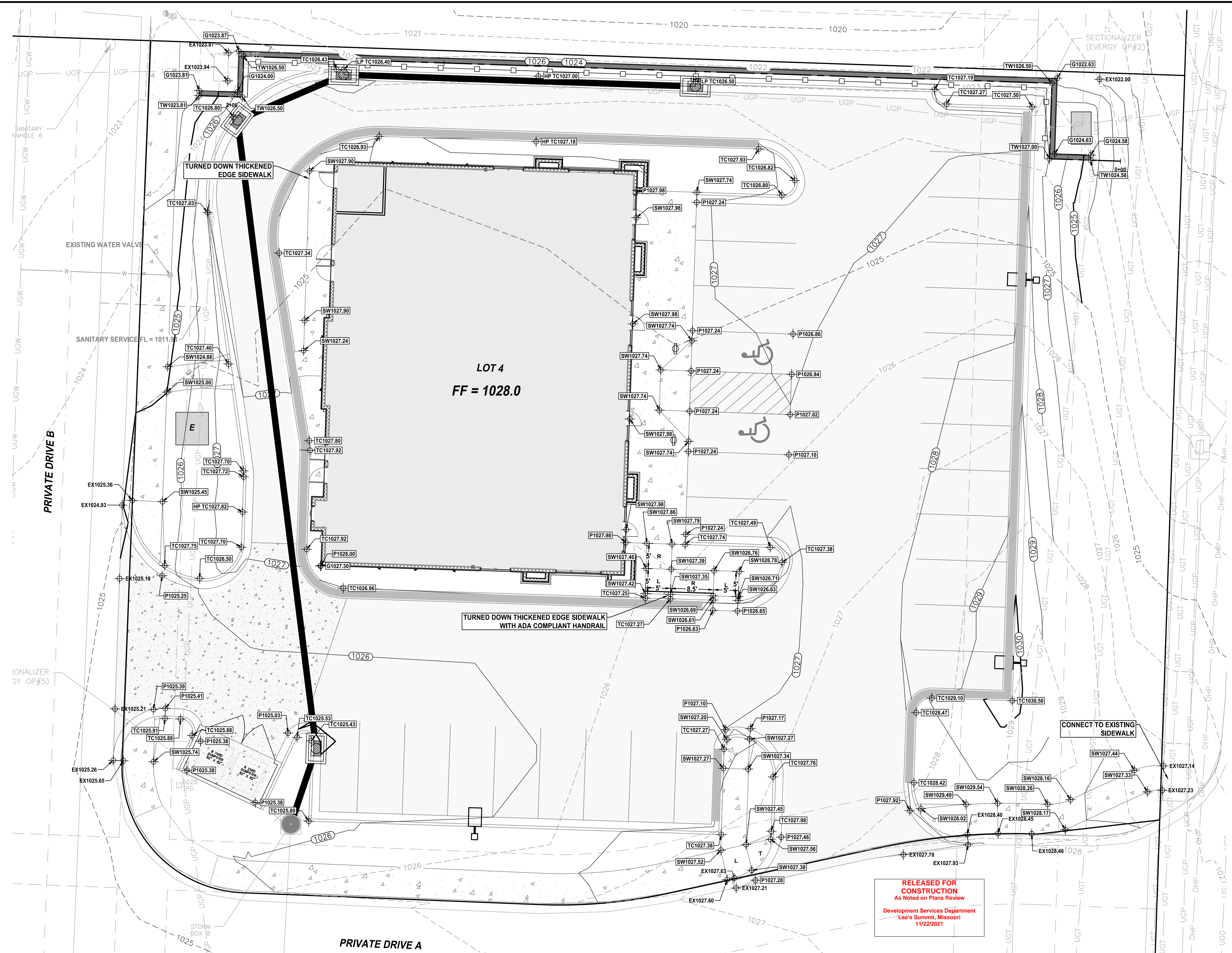
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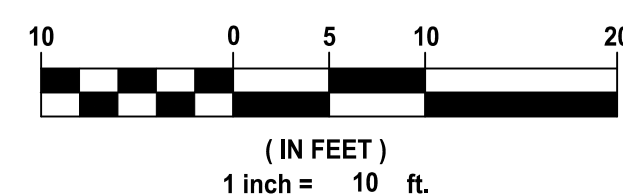


OAKVIEW - LOT 4  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
  
SITE DEVELOPMENT PLANS  
UTILITY PLAN



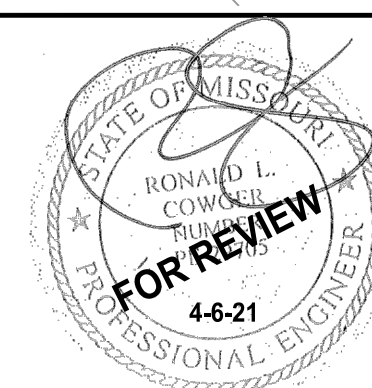


BY	REVISION	DATE
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RC/ACA	FOR REVIEW	12-23-20



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## SITE DEVELOPMENT PLANS

### SPOT ELEVATION PLAN

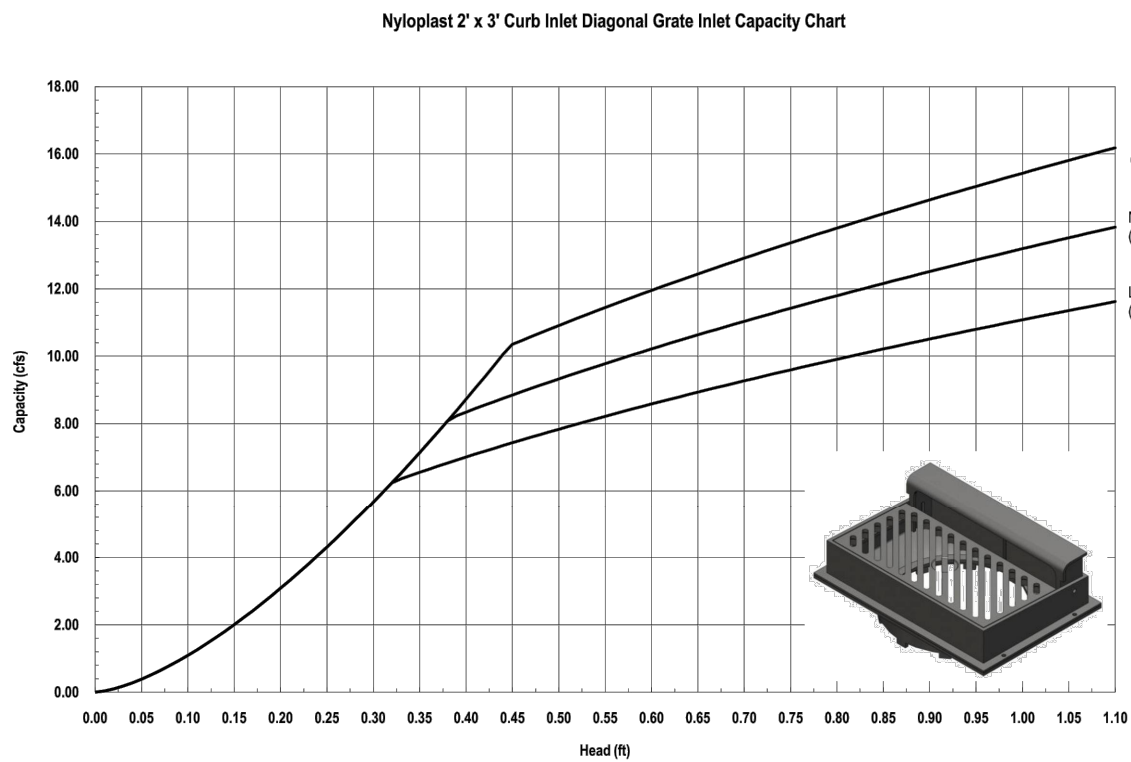


CURB INLET DESIGN TABLE																													
Return Frequency 10 yr													Gutter Capacity						Inlet Capacity										
Inlet Struct. #	Overland Flow (Ti)			Gutter Flow (Ti)			Inlet Time			K	I	Area	Q	Back of Curb to Back of Curb Gutter Type (1 = CG-1 or 2 = CG-2)	Allowable Gutter Spread	Street Cross Slope	Max. Gutter Depth	Max. Gutter Area	Gutter Cap	Gutter Bypass (positive # = bypass)	Slope	Siz. Size	100%		80%		Inlet Bypass (positive # = bypass)		
	L	S	C	L	S	Mannings	Ti	Tt	Tc														Inlet	Label	Inlet	Inlet		(ft)	(%)
	(ft)	(%)	C	(ft)	(%)	n	(min)	(min)	(min)			(sq in)	(in/hr)																
	10	10	2	0.9	140	2	0.014	0.91	0.42	5.00	1.00	7.35	A	0.28	<b>1.9</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-2.2	2	5	6.80	<b>5.44</b>	-3.59	
	11	10	2	0.9	50	2	0.014	0.91	0.15	5.00	1.00	7.35	B	0.04	<b>0.3</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-3.8	2	5	6.80	<b>5.44</b>	-5.18	
	12	10	2	0.9	30	2	0.014	0.91	0.09	5.00	1.00	7.35	C	0.03	<b>0.2</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-3.9	2	5	6.80	<b>5.44</b>	-5.24	
	13	10	2	0.9	80	2	0.014	0.91	0.24	5.00	1.00	7.35	D	0.12	<b>0.8</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-3.3	2	5	6.80	<b>5.44</b>	-4.65	
RD	55	0.5	0.9	5	0.5	0.014	3.36	0.00	5.00	1.00	7.35	E	0.12	<b>0.8</b>															

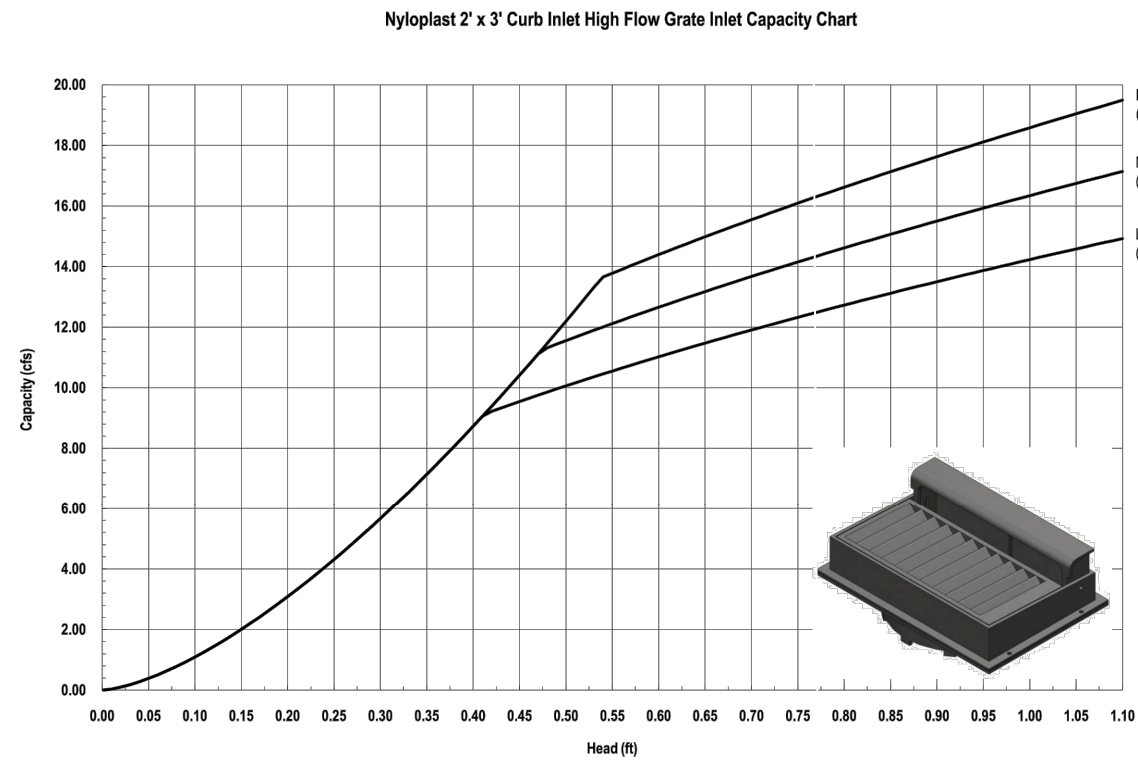
Return Frequency 100 yr													Gutter Capacity										Inlet Capacity				
Inlet Struct. #	Overland Flow (Ti)			Gutter Flow (Ti)			Inlet Time			K	I	Area	Q	Back of Curb to Back of Curb Gutter Type (1 = CG-1 or 2 = CG-2)	Allowable Gutter Spread	Street Cross Slope	Max. Gutter Depth	Max. Gutter Area	Gutter Cap.	Gutter Bypass (positive # = bypass)	Use a slope of 0.5% for sump conditions	Slope	Width	100% Cap(cfs)	80% Cap(cfs)	Inlet Bypass (positive # = bypass)	
	L (ft)	S (%)	C (%)	L (ft)	S (%)	Mannings n	Ti (min)	Tt (min)	Tc (min)																		Inlet (in/hr)
10	10	2	0.9	140	2	0.014	0.91	0.42	5.00	1.25	10.32	A	0.28	<b>3.3</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-0.8	2	5	6.80	<b>5.44</b>	-2.19
11	10	2	0.9	50	2	0.014	0.91	0.15	5.00	1.25	10.32	B	0.04	<b>0.5</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-3.6	2	5	6.80	<b>5.44</b>	-4.98
12	10	2	0.9	30	2	0.014	0.91	0.09	5.00	1.25	10.32	C	0.03	<b>0.3</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-3.8	2	5	6.80	<b>5.44</b>	-5.09
13	10	2	0.9	80	2	0.014	0.91	0.24	5.00	1.25	10.32	D	0.12	<b>1.4</b>	28	1	10.5	2.08	0.24	1.04	<b>4.1</b>	-2.7	2	5	6.80	<b>5.44</b>	-4.05
RD	55	0.5	0.9	5	0.5	0.014	3.36	0.00	5.00	1.25	10.32	E	0.12	<b>1.4</b>													

PIPE DESIGN TABLE																							
Return Frequency 10 yr													Pipe Capacity										
Line	Inlet Struct. #	Inlet Type	Inlet	Pipe	K	C	I	A	A	Pipe	Pipe	Full Pipe	Full Pipe Velocity	Gravity Flow Pipe Velocity	Pressure Flow Pipe Velocity	Gravity Pipe Flow Depth	Minor Head Loss Coefficient	Gravity V <sup>2</sup> /2g	Pressure V <sup>2</sup> /2g	Length to downstream struct.	Pressure Slope of Friction		
			Tc (min)	Tc (min)			I (in/hr)	Inlet (ac)	Total (ac)	Pipe (cfs)	dia. (in)	Mannings "n"	slope (%)	Capacity (cfs)	(fps)	(fps)	(fps)	feet	"K"	feet	feet (ft)	%	
1	13	CI	5.00	5.00	1.00	0.84	7.35	0.12	0.12	0.7	15	0.012	0.60	5.4	4.4	3.0	0.6	0.30	1.00	0.14	0.01	70	0.01%
	12	CI	5.00	5.39	1.00	0.84	7.24	0.03	0.15	0.9	15	0.012	0.60	5.4	4.4	3.2	0.7	0.34	0.40	0.07	0.00	23	0.02%
	11	CI	5.00	5.50	1.00	0.84	7.20	0.04	0.31	1.9	15	0.012	1.00	7.0	5.7	4.8	1.5	0.44	0.40	0.14	0.01	126	0.07%
	10	CI	5.00	5.94	1.00	0.84	7.07	0.28	0.59	3.5	15	0.012	1.00	7.0	5.7	5.7	2.9	0.61	0.40	0.20	0.05	16	0.25%
EX-2	JB	N/A	5.99	1.00	0.84	7.06	0	0.59	3.5	15	0.012	0.25	3.5	2.9	3.3	2.9	1.01	0.40	0.07	0.05	40	0.25%	
EX-1	CI																						

Return Frequency 100 yr										Pipe Capacity													
Line	Inlet Struct. #	Inlet Type	Tc	K	C	I	A	A	Pipe	Pipe	Mannings	Pipe	Full Pipe	Full Pipe Velocity	Gravity Flow Pipe Velocity	Pressure Flow Pipe Velocity	Gravity Pipe Flow Depth	Minor Head Loss Coefficient	Gravity kV <sup>2</sup> /2g	Pressure kV <sup>2</sup> /2g	Length to downstream struct.	Pressure Slope of Friction	
			Tc (min)			Tc (min)	(in/hr)	Pipe (ac)	Pipe (ac)	Pipe (cfs)	(in)	slope (%)	Capacity (cfs)	(fps)	(fps)	(fps)	feet	"K"	feet	feet	(ft)	%	
1	13	CI	5.00	1.25	0.84	10.32	0.12	0.12	<b>1.3</b>	15	0.012	0.60	<b>5.4</b>	4.4	3.6	1.1	0.41	1.0	0.2	0.02	70	0.03%	
	12	CI	5.00	1.25	0.84	10.16	0.03	0.15	<b>1.6</b>	15	0.012	0.60	<b>5.4</b>	4.4	3.8	1.3	0.46	0.4	0.1	0.01	23	0.05%	
	11	CI	5.00	1.25	0.84	10.12	0.04	0.31	<b>3.3</b>	15	0.012	1.00	<b>7.0</b>	5.7	5.6	2.7	0.60	0.4	0.2	0.04	126	0.22%	
	10	CI	5.00	1.25	0.84	9.95	0.28	0.59	<b>6.2</b>	15	0.012	1.00	<b>7.0</b>	5.7	6.4	5.0	0.90	0.4	0.3	0.16	16	0.77%	
	EX-2	JB	N/A	5.99	1.25	0.84	9.93	0	0.59	<b>6.2</b>	15	0.012	0.25	<b>3.5</b>	2.9	N/A	5.0	1.25	0.4	#VALUE!	0.16	40	0.77%
	EX-1	CI																					

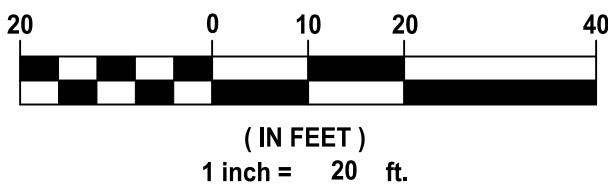


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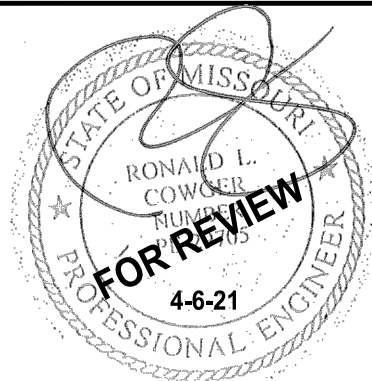


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OAKVIEW - LOT 4  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS  
DRAINAGE AREA MAP & CALCS

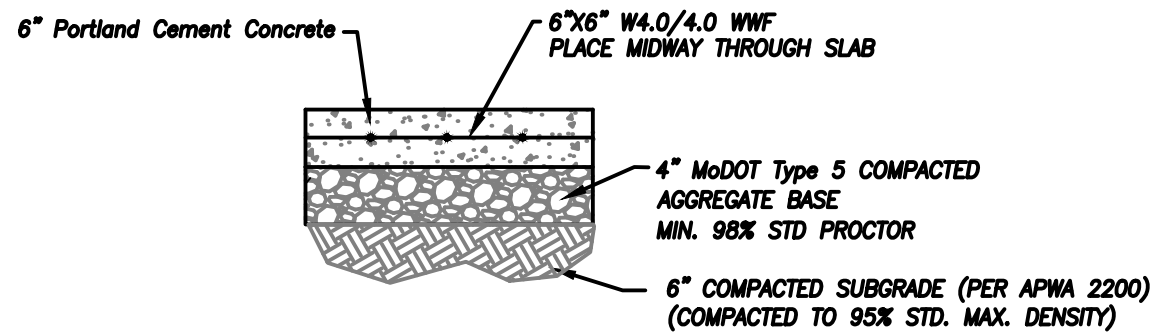
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Development Services Department  
Lee's Summit, Missouri  
11/22/2021

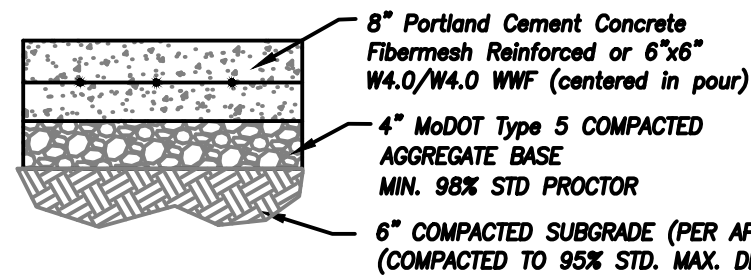




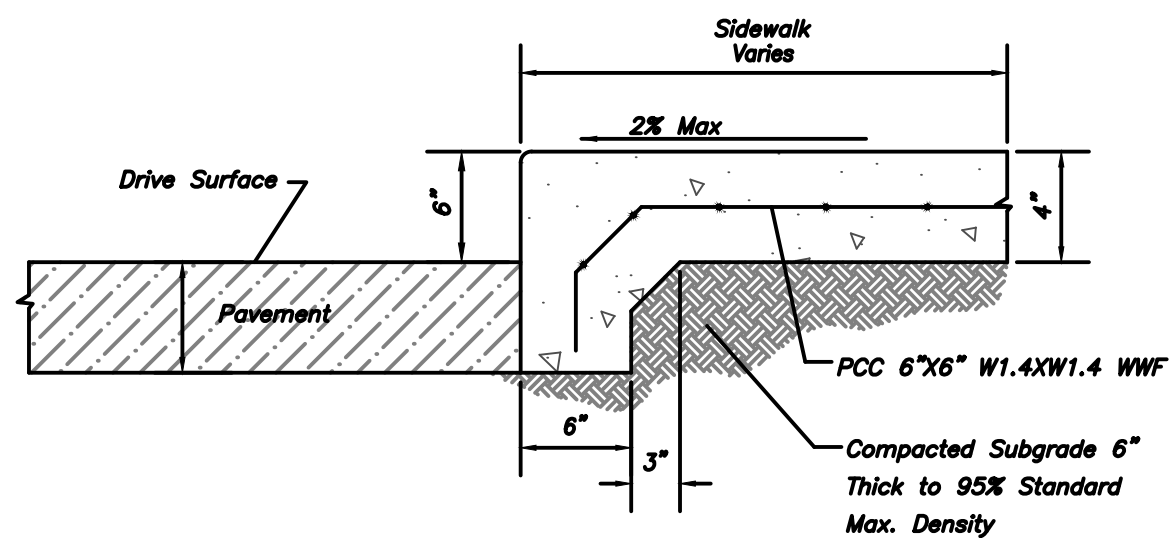




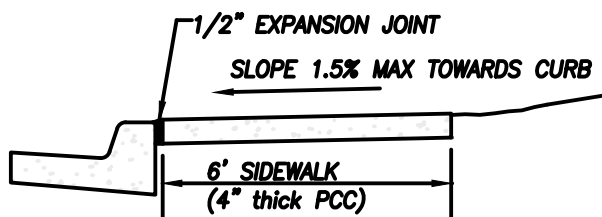
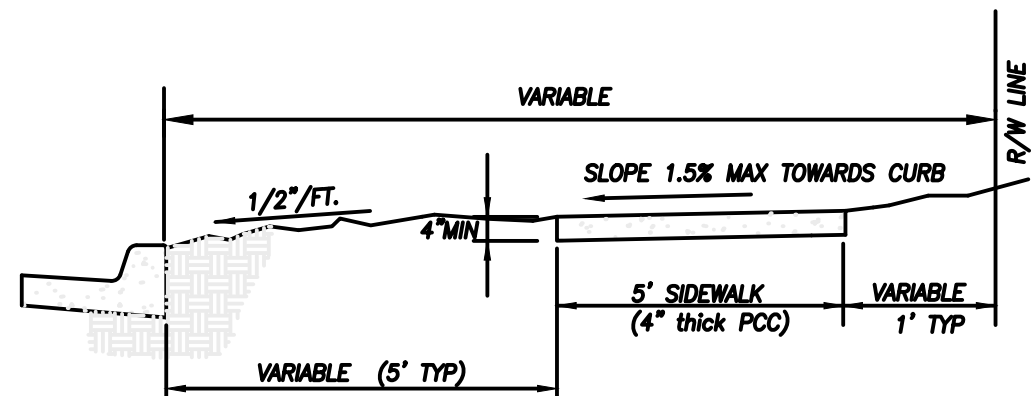
CONCRETE SECTION  
NOT TO SCALE



REINFORCED CONCRETE PAVEMENT SECTION  
@ TRASH ENCLOSURE AND DRIVE THRU  
NOT TO SCALE

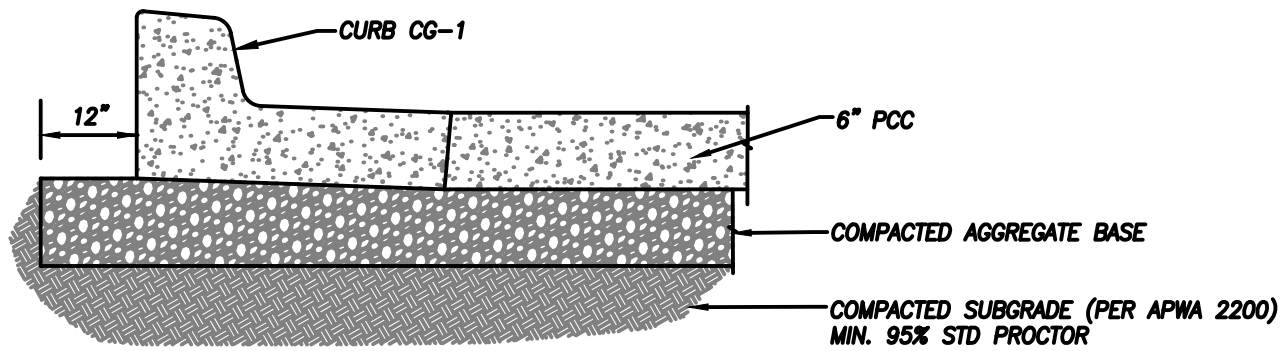


INTEGRAL SIDEWALK / CURB DETAIL  
NOT TO SCALE



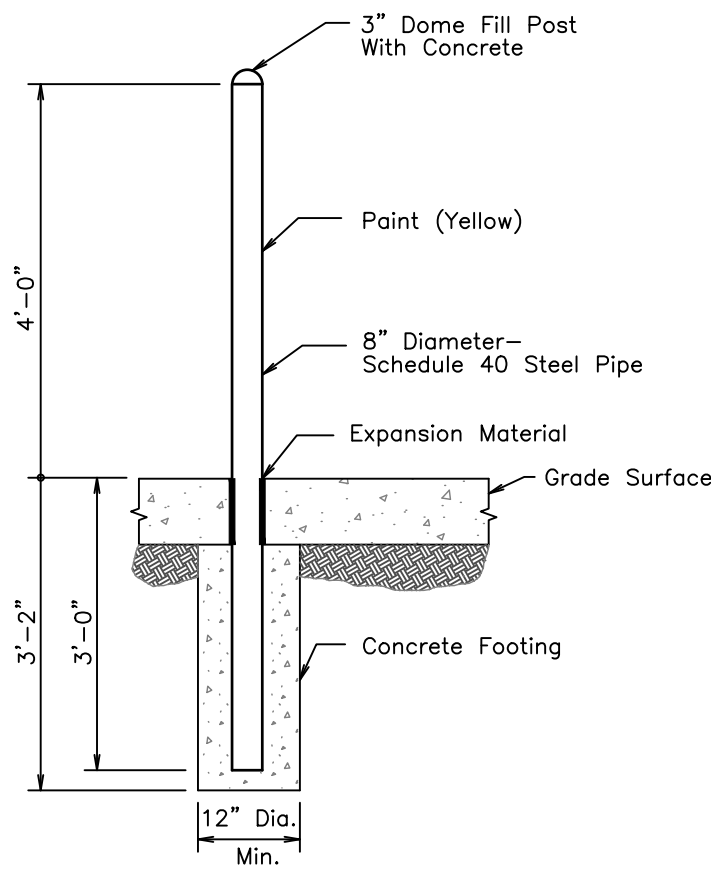
- NOTES:
- JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
  - THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE SECTIONS (PICTURE FRAMED) BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND SHALL BE FORMED BY TOOLING.
  - EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS.
  - EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FT APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 100 FT APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.
  - SIDEWALK TO BE INSTALLED ON COMPACTED SUBGRADE (MIN 95% STD PROCTOR). CONTRACTOR MAY ELECT TO INSTALL AGGREGATE LEVEL COURSE.

SIDEWALK DETAILS  
NOT TO SCALE

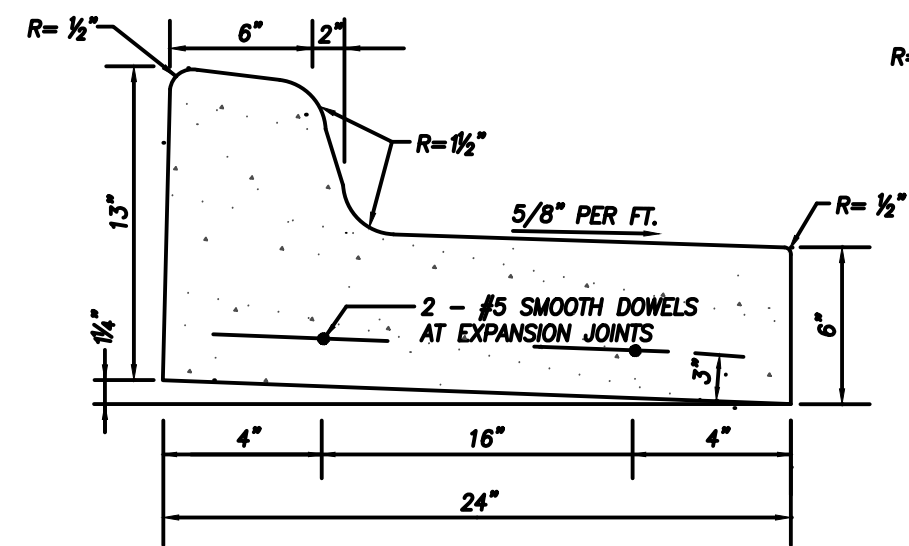


- EXTEND BASE SECTION 12 INCH BEHIND CURB
- SEE PAVEMENT SECTIONS FOR TYPE & THICKNESS

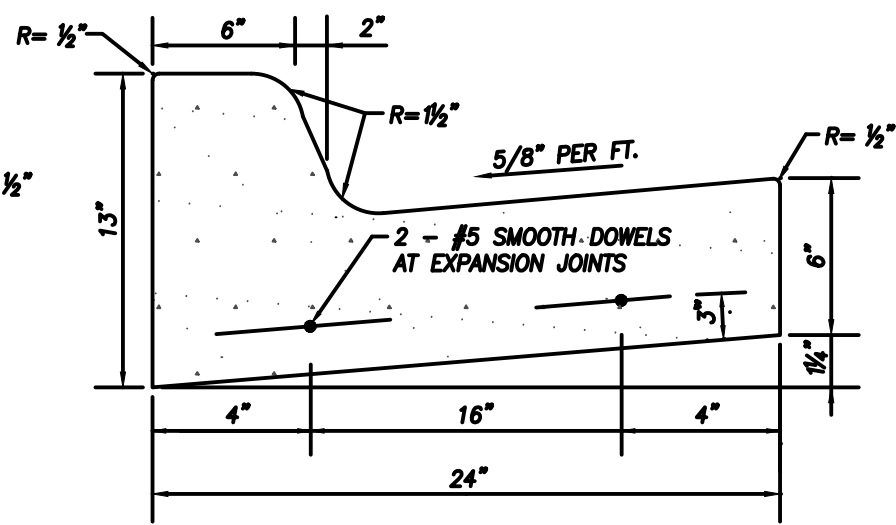
CURB & GUTTER BASE SECTION  
NOT TO SCALE



BOLLARD  
NOT TO SCALE



CG-1 (Modified)

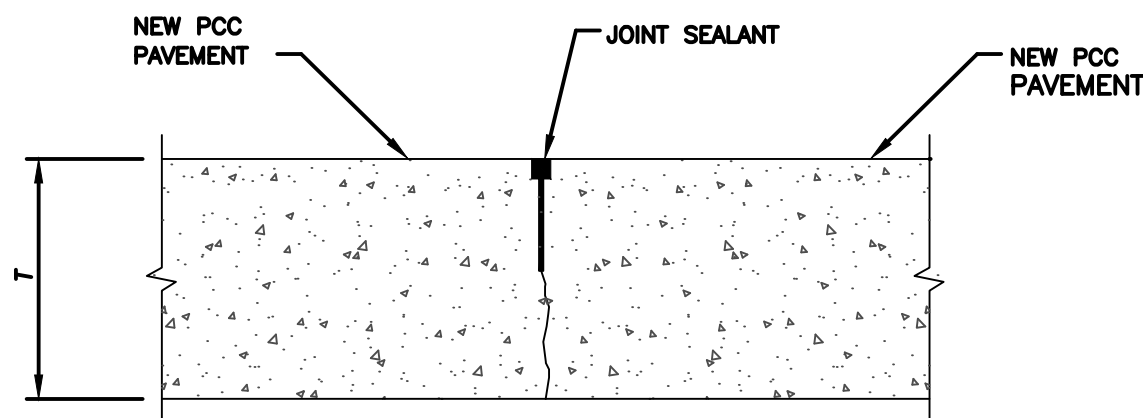


CG-1

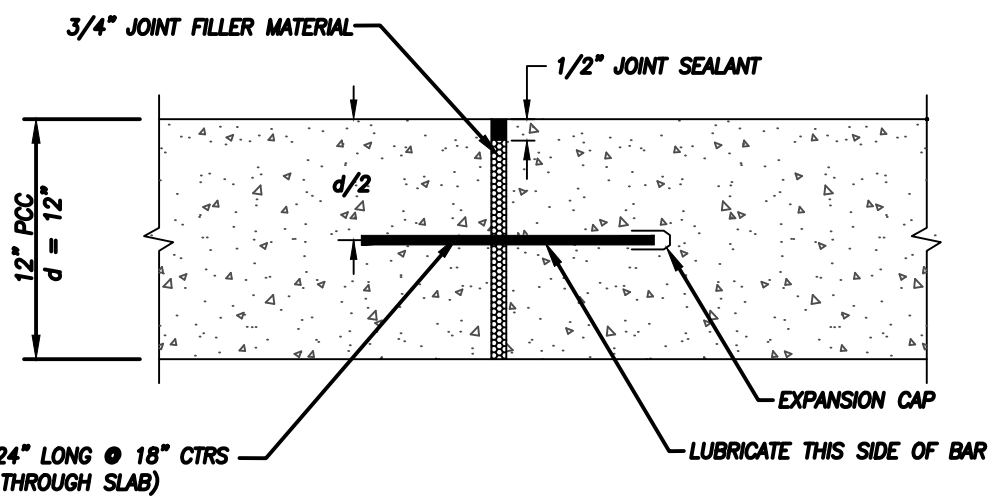
NOTES:

- EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
- EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL TANGENT POINTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURB AND GUTTER AND NOT MORE THAN 100 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED 3/4 INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING THROUGH THE CURB AND GUTTER TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1 1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH OR THEY MAY BE FORMED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEALING OF JOINTS IS NOT REQUIRED. CONTRACTION OR CONSTRUCTION JOINTS SHALL BE LOCATED APPROXIMATELY 10 FEET APART.
- EXTEND 6 INCH THICK AGGREGATE BASE MINIMUM 12 INCH BEHIND BACK OF CURB.

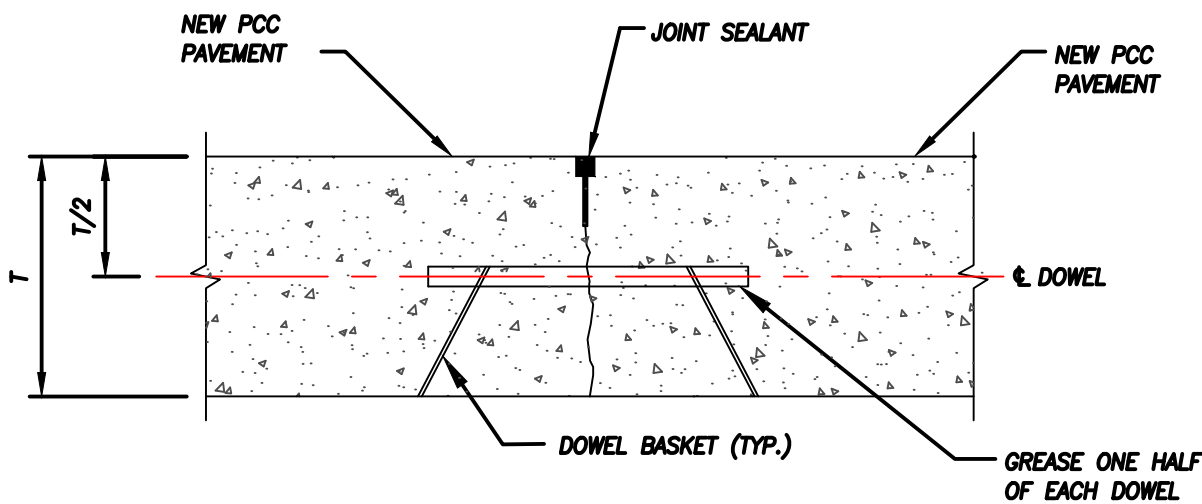
CURB AND GUTTER  
NOT TO SCALE



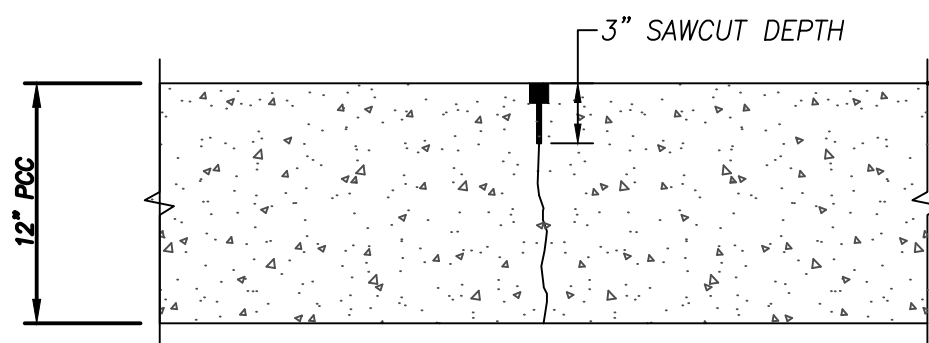
UNDOWELED CONTRACTION JOINT  
NOT TO SCALE



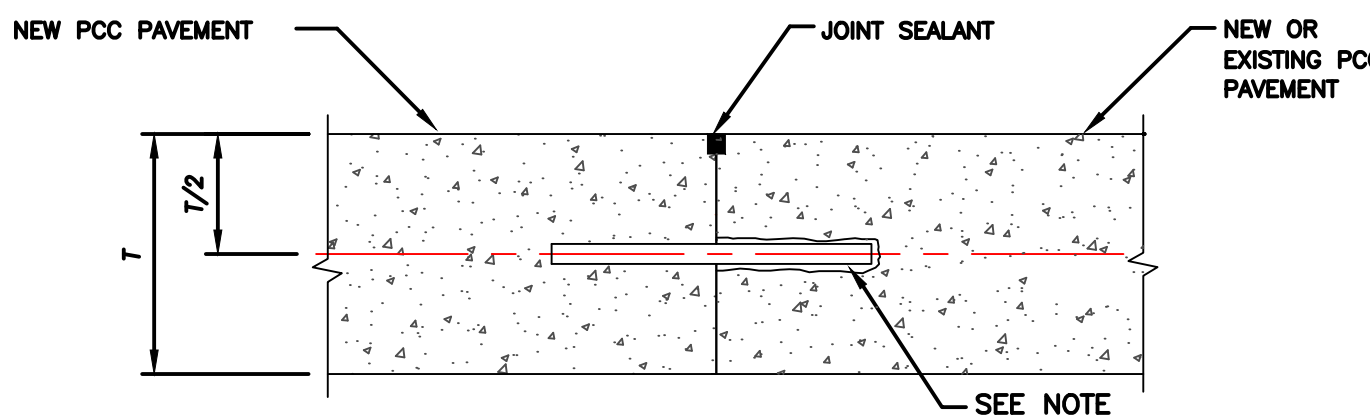
EXPANSION JOINT DETAIL  
NOT TO SCALE



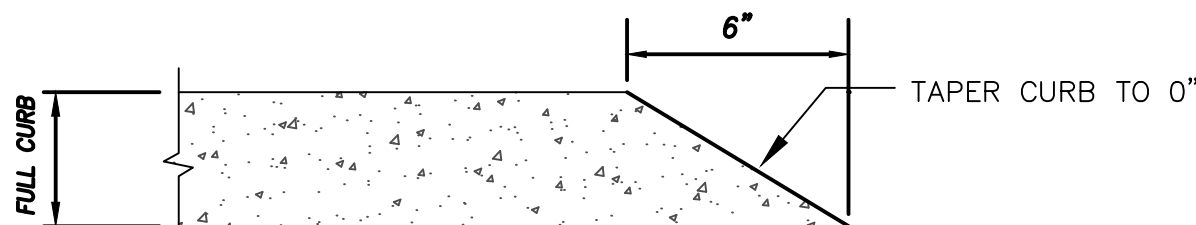
DOWELED CONTRACTION JOINT  
NOT TO SCALE



SAWCUT DEPTH DETAIL  
NOT TO SCALE



DOWELED CONSTRUCTION JOINT  
NOT TO SCALE



CURB TERMINATION DETAIL  
NOT TO SCALE

NOTE:  
DOWELS SHALL BE CAST INTO NEW PAVEMENT OR PLACED IN HOLES DRILLED PERPENDICULAR TO EDGE SURFACE IN THE EXISTING CONCRETE, FIRMLY SECURED WITH EPOXY GROUT ONCE LEVELED. PRIOR TO PLACING PROPOSED CONCRETE, HALF OF THE EXPOSED DOWELS SHALL BE GREASED.

CONCRETE JOINT DETAILS  
NOT TO SCALE

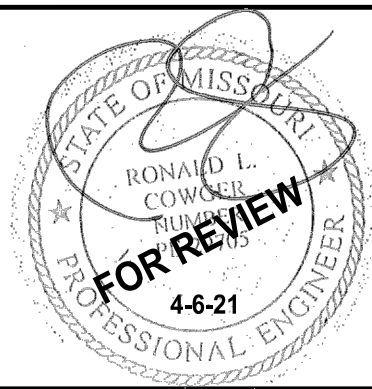
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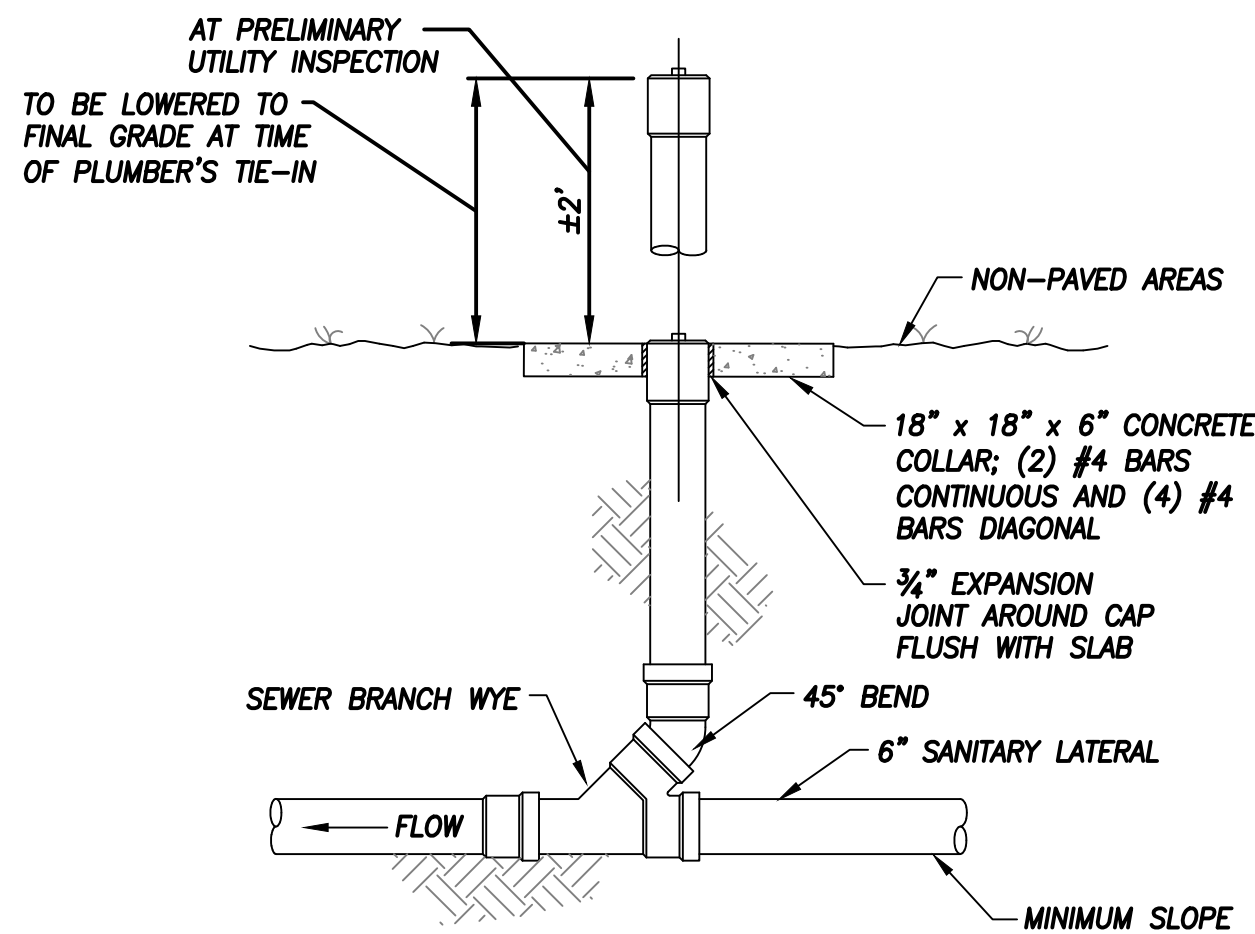


OAKVIEW - LOT 4  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

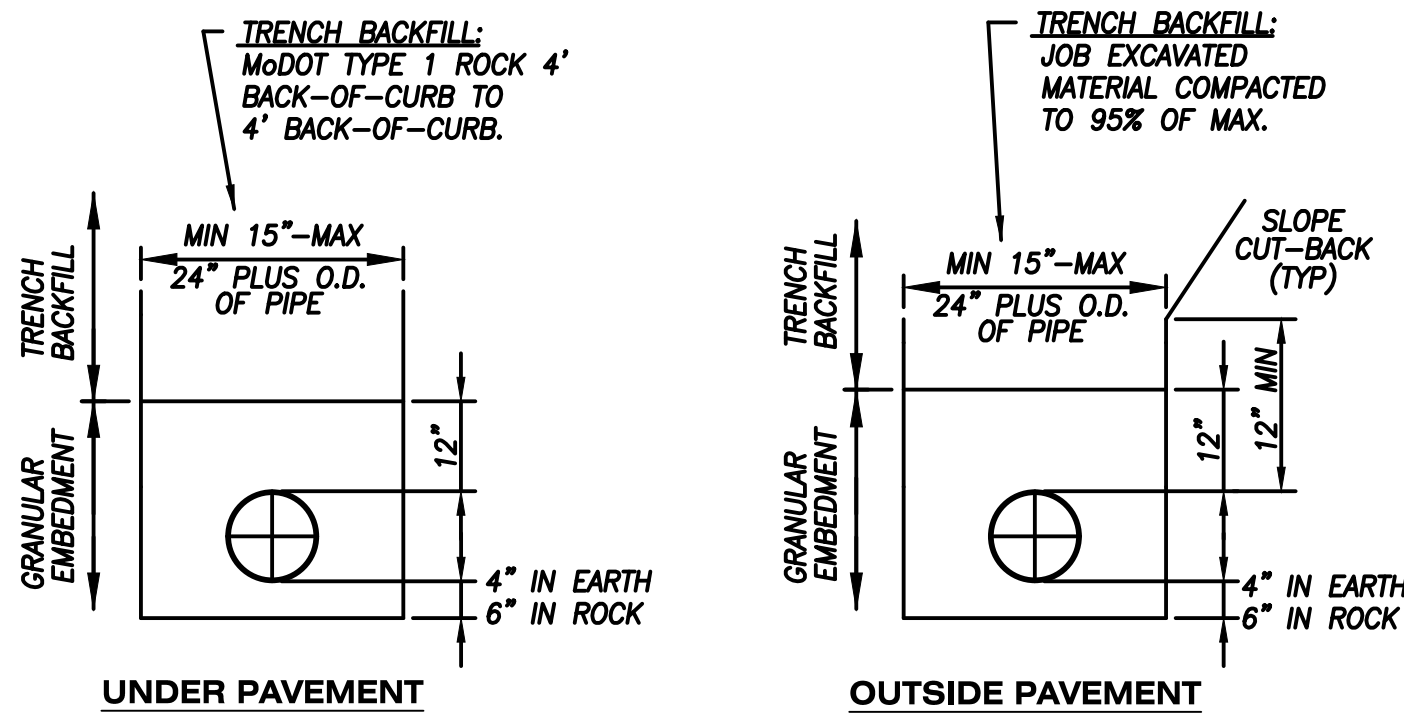
SITE DEVELOPMENT PLANS  
DETAILS

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11/22/2021



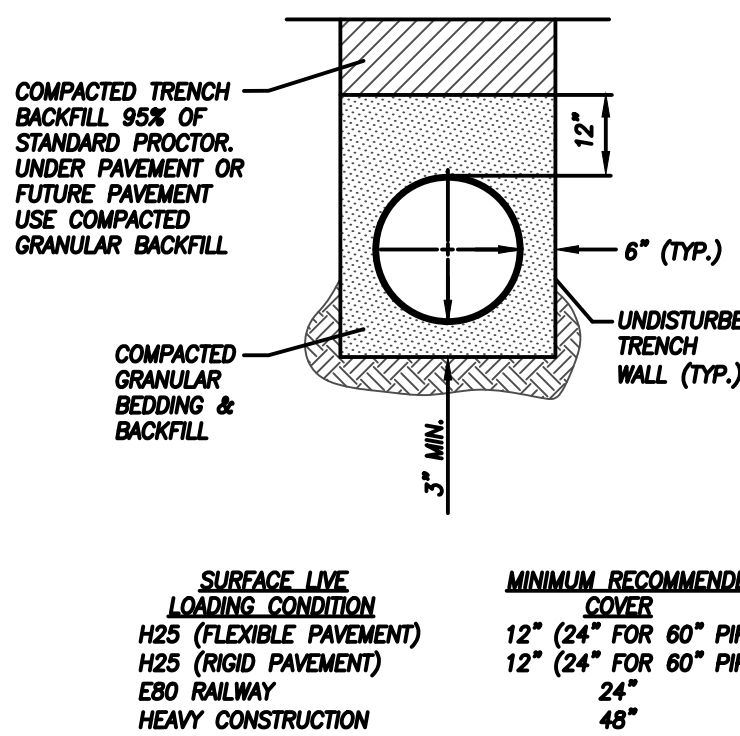


**CLEAN-OUT DETAIL**  
NOT TO SCALE



**EMBEDMENT AND BACKFILL FOR  
SANITARY SEWERS**

NOT TO SCALE



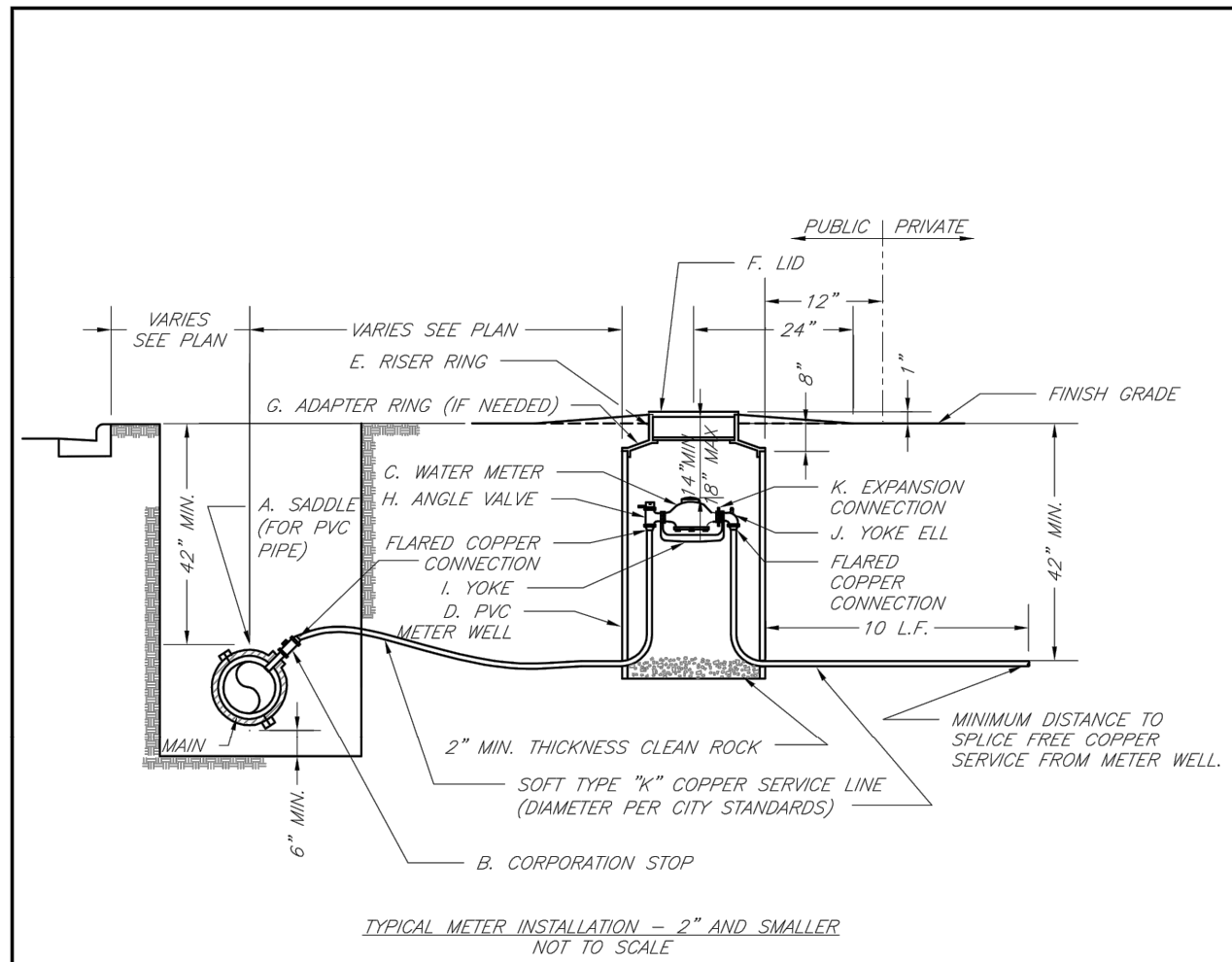
\*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION: AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4"; FOR 4"-24" DIA. HDPE; 6" FOR 30"-60" DIA. HDPE.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL DIA.	MIN. RECOMMENDED TRENCH WIDTH
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF THE PIPE TO THE GROUND SURFACE.

**HDPE (HIGH DENSITY POLYETHYLENE)  
PIPE INSTALLATION DETAIL**

NOT TO SCALE

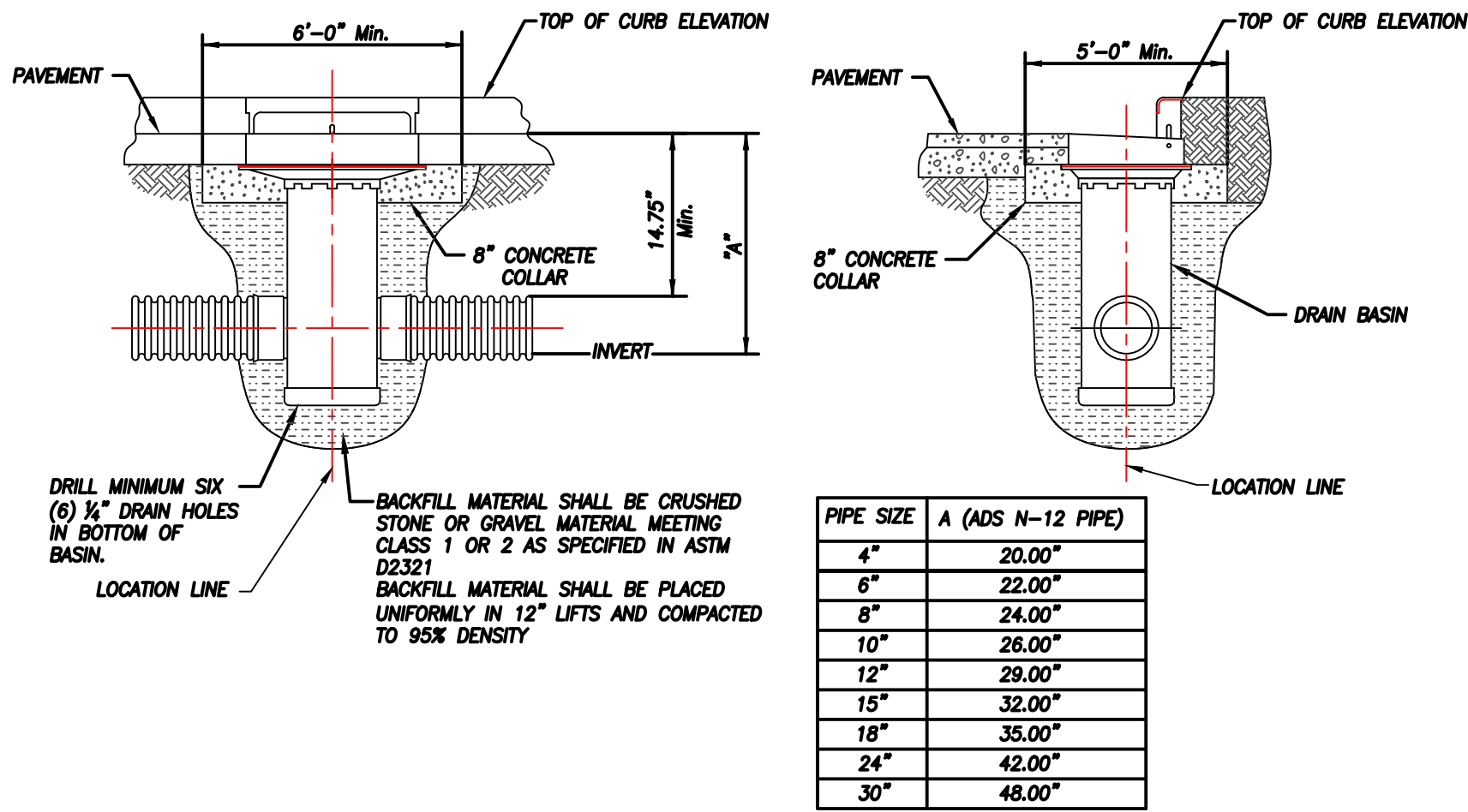


**TYPICAL METER INSTALLATION - 2" AND SMALLER**  
NOT TO SCALE

- NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
  2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
  3. CITY TO FURNISH ITEMS A-K.
  4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
  5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
  6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
  7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
  8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
  9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
  10. CONTACT WATER UTILITIES, 816-968-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"


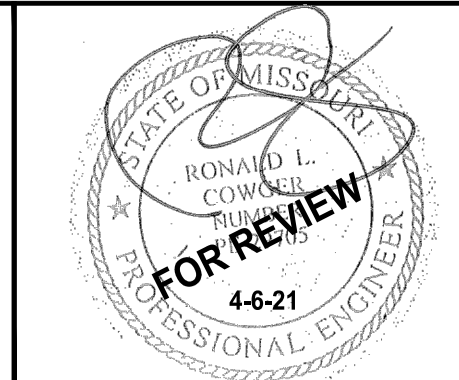
<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	Date: 05/13
	PUBLIC WORKS ENGINEERING DIVISION   2201 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Drawn By: JN
	SERVICE CONNECTION/METER WELL	Checked By: DL
		FILE: WAT-11
		Rev: 1/14

**RELEASED FOR  
CONSTRUCTION**  
As Noted on Plans Review  
  
Development Services Department  
Lee's Summit, Missouri  
11/22/2021



**NYLOPLAST DRAIN BASIN - TYPICAL INSTALLATION**  
NOT TO SCALE

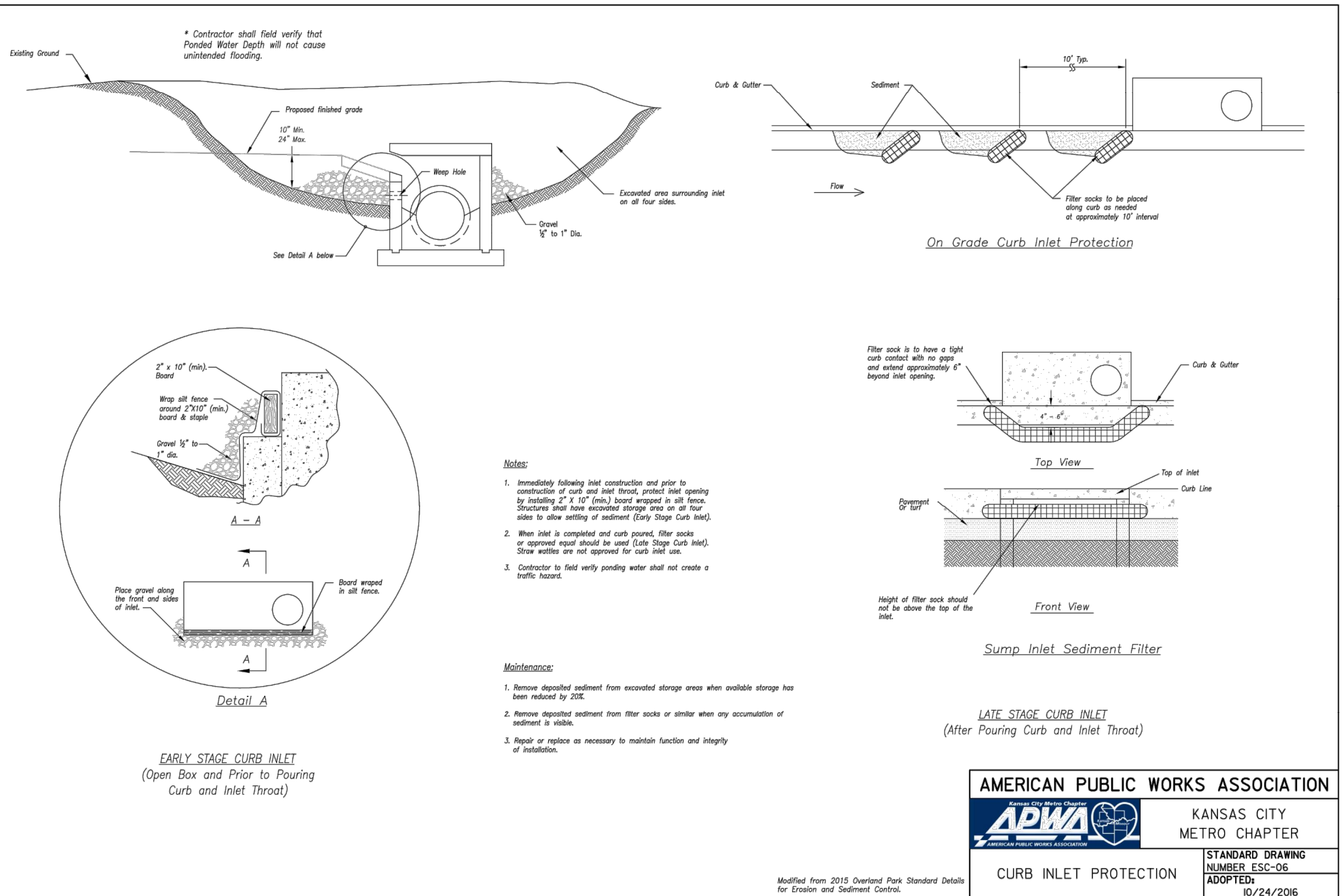
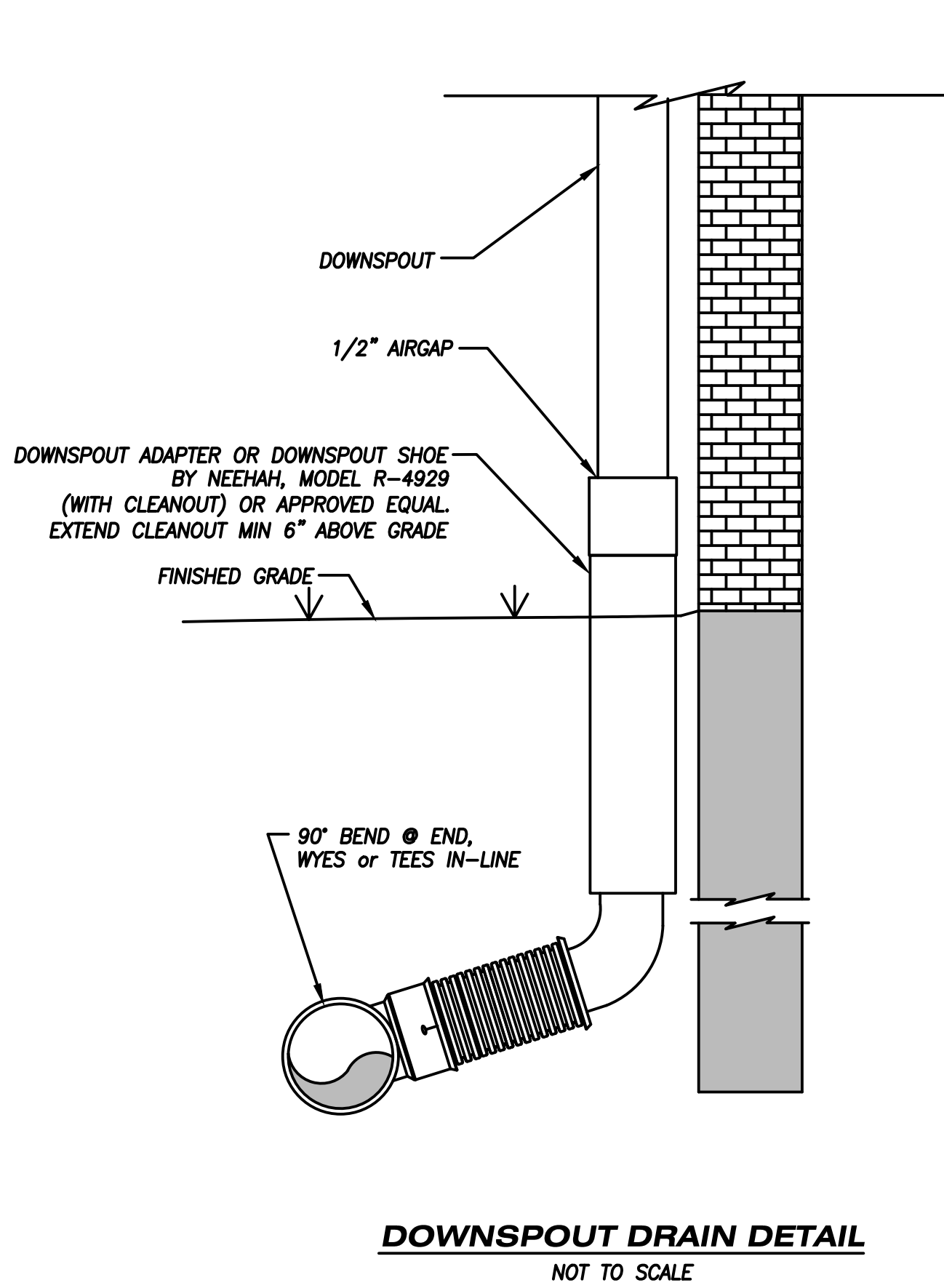
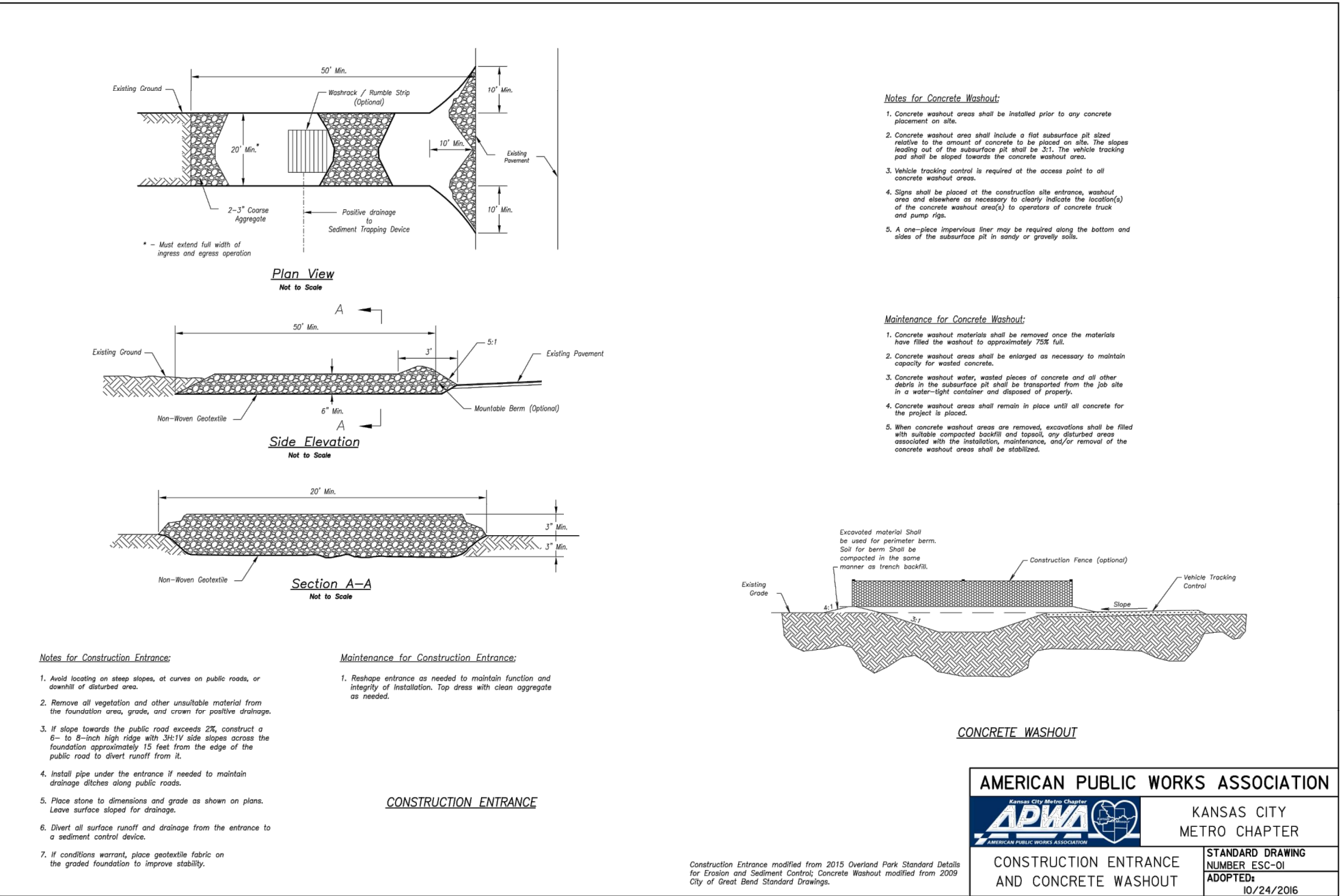
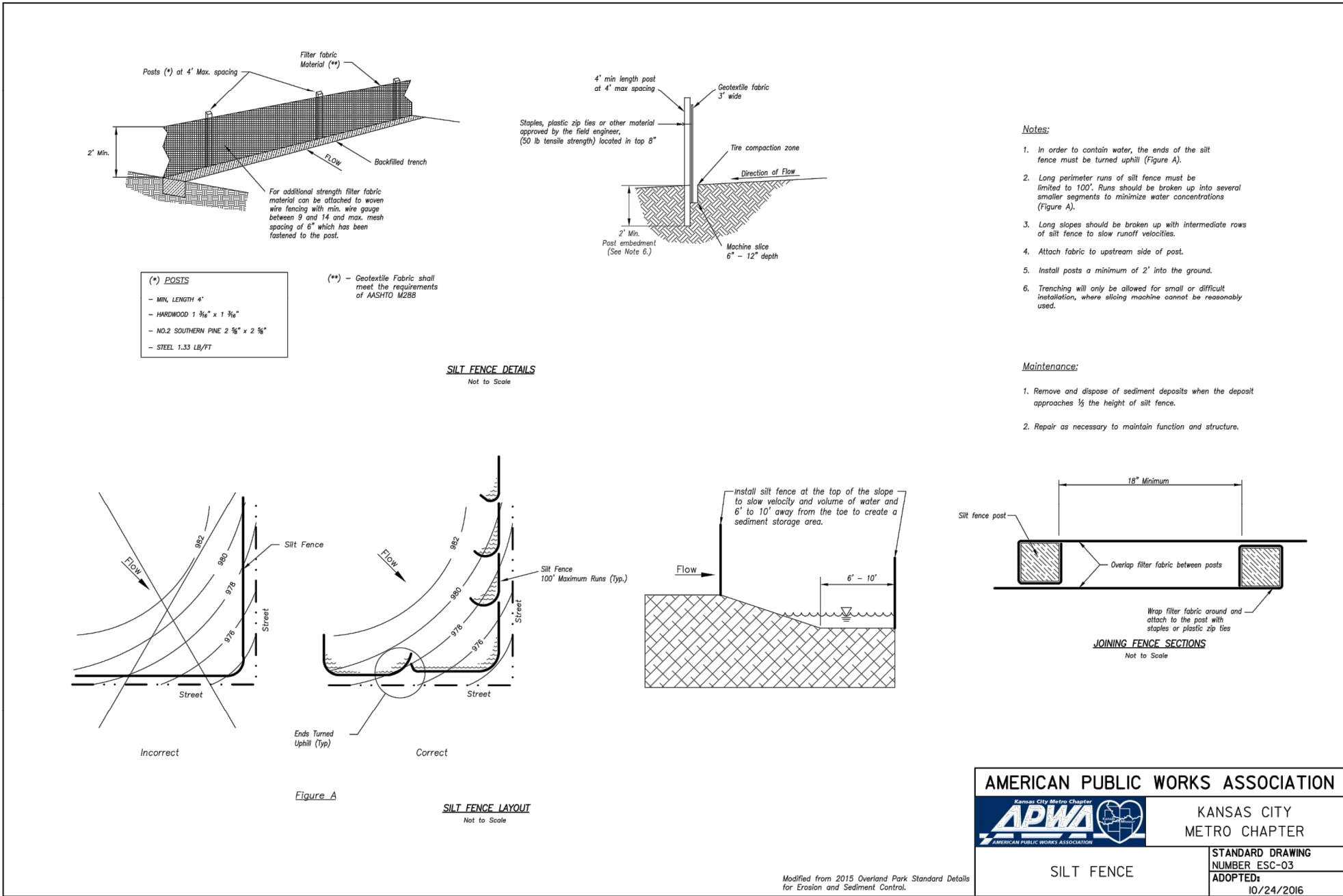
BY	REVISION	DATE
RC/ACA	PER CITY COMMENTS	3-22-21
RC/ACA	FOR REVIEW	12-23-20

 <b>AGC Engineers, INC.</b>	405 S. Leonard St., Suite D Liberty, Missouri 64068  816.781.4200 ■ fax 792.3666  www.agcengineers.com		<b>OAKVIEW - LOT 4</b> <b>LEE'S SUMMIT, JACKSON COUNTY, MISSOURI</b>
	<b>SITE DEVELOPMENT PLANS DETAILS</b>		<b>13</b>





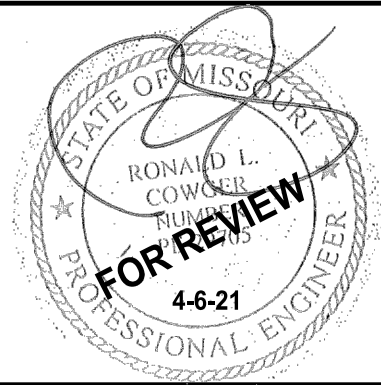




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