

LEE'S SUMMIT FIRE STATION NO. 4

5031 NORTHEAST LAKEWOOD WAY

LEE'S SUMMIT, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

CONSULTANT:



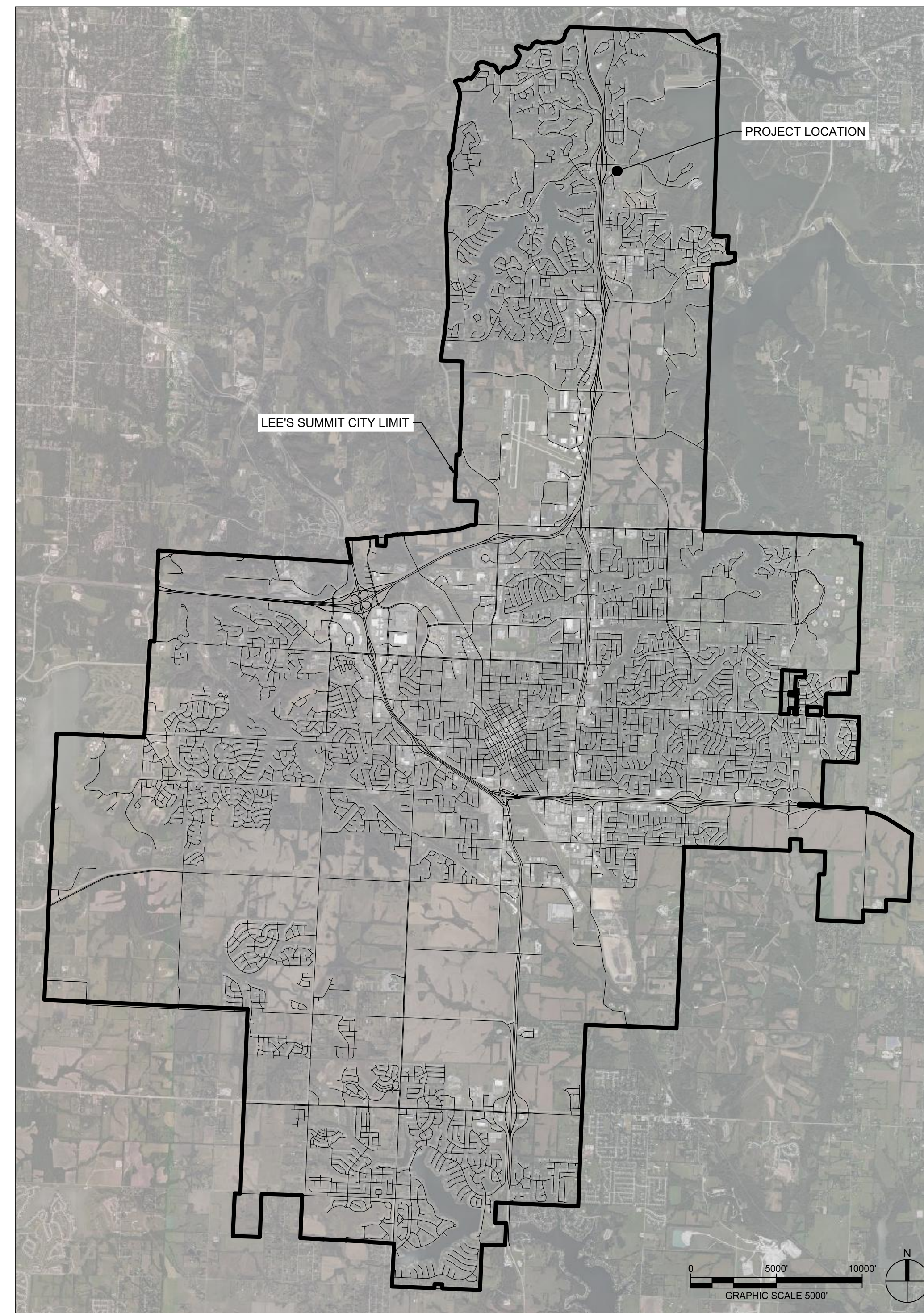
9229 WARD PKWY
KANSAS CITY, MISSOURI 64114
ANGIE MORGAN
angie.morgan@glmv.com
T (816) 444-4200

PARCEL INFORMATION:

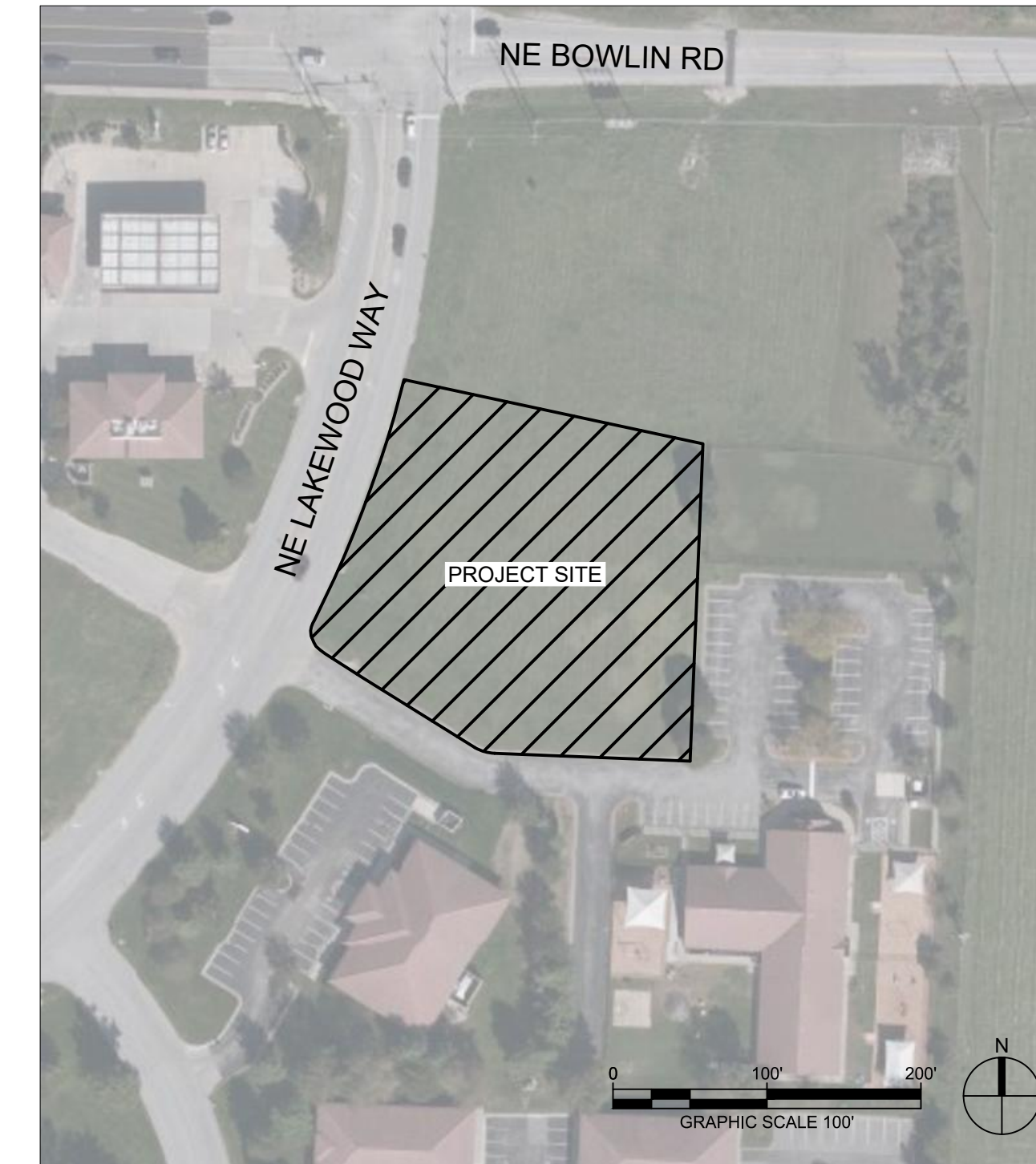
ACREAGE:	1.17
ADDRESS:	5031 NORTHEAST LAKEWOOD WAY LEE'S SUMMIT, MO 64064
LEGAL DESCRIPTION	ALL OF LOT 6-A, EXECUTIVE LAKES CENTER LOTS 6-A AND 8-B, A SUBDIVISION IN THE SE 1/4 OF SECTION 5- T 48 N - R 31 W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
FEMA FLOODPLAIN	THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0313G, EFFECTIVE JANUARY 20, 2017.
OIL AND GAS WELLS	NO EVIDENCE OF OIL OR GAS WELLS WERE FOUND ON LOT 6-A AND THE PORTION OF LOT 7 PROPOSED TO BE REPLATTED AS EVIDENCED BY THE FOLLOWING SOURCES 1. ATLAS/NSPS LAND SURVEY PERFORMED BY J&J SURVEYING LLC, DATED DECEMBER 7, 2021. 2. MISSOURI SPATIAL DATA INFORMATION SERVICE (FEBRUARY 20, 2022), MO 2018 STATE PERMITTED OIL AND GAS WELLS. RETRIEVED FROM HTTP://DATA-MSDIS.OPENDATA.ARCGIS.COM/DATASETS
ZONING	CP-2, PLANNED COMMUNITY COMMERCIAL

LAND USE SCHEDULE	
TOTAL FLOOR AREA	12,189 SF
NUMBER OF DWELLING UNITS	8
LAND AREA	1.17 ACRES
REQUIRED PARKING	DIRECTED BY FIRE CHIEF
PROPOSED PARKING	15 SPACES
IMPERVIOUS COVERAGE	32,464 SF (.75 ACRES)
FLOOR AREA RATIO (FAR)	0.24
PERMITTED LAND USE	FIRE STATION - MUNICIPAL = CONDITIONAL
DWELLING UNITS PER ACRE WITH COMMON AREA	6.84
DWELLING UNITS PER ACRE WITHOUT COMMON AREA	6.84

VICINITY MAP



SITE LOCATION MAP



INDEX OF DRAWINGS

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L-101	LANDSCAPE PLAN
PDP-A1	EXTERIOR BUILDING ELEVATIONS
T-100	TURNING MOVEMENT PLAN

REFERENCES:

BOUNDARY AND TOPOGRAPHIC SURVEY: J&J SURVEY, LLC

REVISIONS:		
#	Description	Date
A	PDP Revision	2.21.2022

NOT FOR
CONSTRUCTION

PROJECT NO: 18225R21001
DATE: 02.21.2022

COVER
SHEET

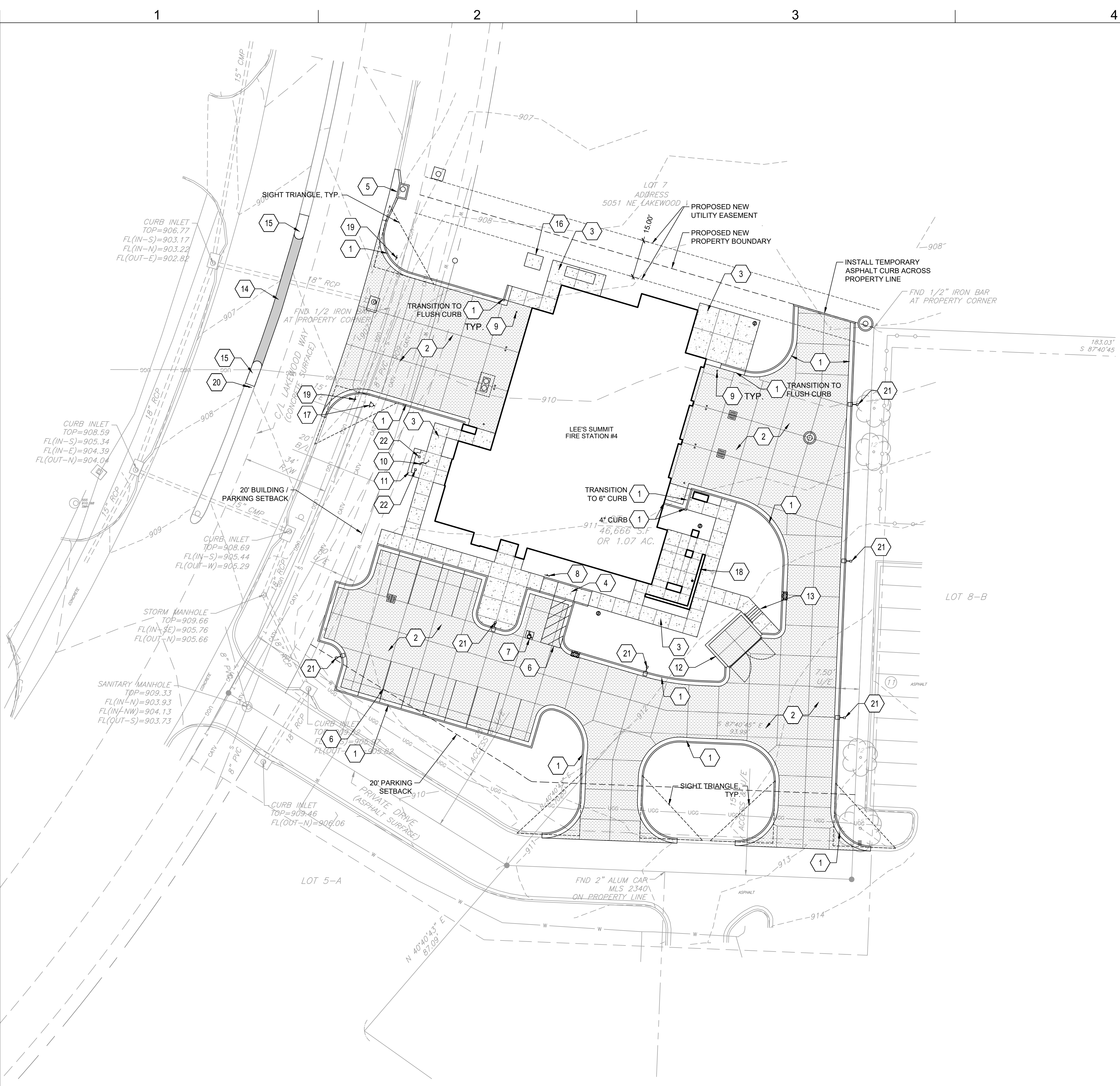
C-001

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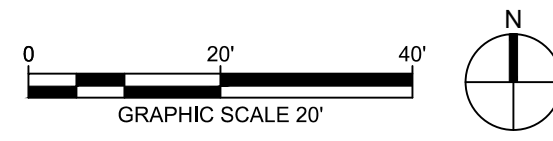
B

A



1 SITE PLAN

1" = 20'-0"



SITE NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION/DIGGING.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. CONTRACTOR SHALL REPAIR ALL DISTURBED LANDSCAPING.
6. COORDINATE IRRIGATION SLEEVE INSTALLATION WITH THE PAVING CONTRACTOR.

KEYNOTES

- 1 TYP. CURB & GUTTER
LEE'S SUMMIT STANDARD DETAIL
REF: 3/C502
- 2 TYP. CONCRETE PAVING
REF: 1/C500
- 3 CONCRETE SIDEWALK PAVING
REF: 2/C500
- 4 ADA SIDEWALK RAMP.
REF: 4/C503
- 5 CURB INLET
REF: 1/C530
- 6 PAVEMENT STRIPING
REF: 5/C500
- 7 ADA PAVEMENT MARKING
REF: 6/C500
- 8 ADA PARKING SIGN
REF: 7/C500
- 9 TYP. SAFETY BOLLARD
REF: 4/C500
- 10 FLAG POLE
REF: 9/C500
- 11 MONUMENT SIGN
REF: 10/C500
- 12 DUMPSTER ENCLOSURE
REF: 1/C501
- 13 CONCRETE STEPS WITH RAILING
REF: 14/C500
- 14 ROADWAY ASPHALT PATCH
LEE'S SUMMIT STANDARD DETAIL
REF: 2/C503
- 15 MEDIAN TRANSITION
LEE'S SUMMIT STANDARD DETAIL
REF: 3/C503
- 16 TRANSFORMER CONCRETE PAD
REF: MEP
- 17 RELOCATED FIRE HYDRANT
REF: 5/C520
- 18 SCREEN WALL
REF: ARCH
- 19 DO NOT ENTER SIGN
REF: 8/C500
- 20 NO LEFT/TURN SIGN
REF: 3/C500
- 21 TYP. AREA LIGHTING
REF: ELECTRICAL
- 22 TYP. FLAG POLE LIGHTING
REF: ELECTRICAL

LEGEND

- TYP. CURB & GUTTER
- TYP. CONCRETE PAVING
- ASPHALT PATCH
- CONCRETE SIDEWALK



9229 WARD PARKWAY
SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200
FAX: (316) 265-5646
www.glmv.com

GLMV ARCHITECTURE, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY
#00026

LANDSCAPE ARCHITECT
GLMV ARCHITECTURE, INC.
MISSOURI COA #000008
9229 WARD PARKWAY, SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200

CIVIL ENGINEER
GLMV ARCHITECTURE, INC.
MISSOURI COA #2018033898
9229 WARD PARKWAY, SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200

STRUCTURAL ENGINEER
LEIGH + OKANE
MISSOURI COA #
250 NE MURBERRY, SUITE 201
LEE'S SUMMIT, MO, 64086
(816) 444-3144 PHONE

MECH., ELEC. & PLUMBING ENGINEERS
HOSS & BROWN ENGINEERS
MISSOURI COA #
15902 MIDLAND DRIVE
SHAWNEE, KS 66217
(913) 362-9090 PHONE

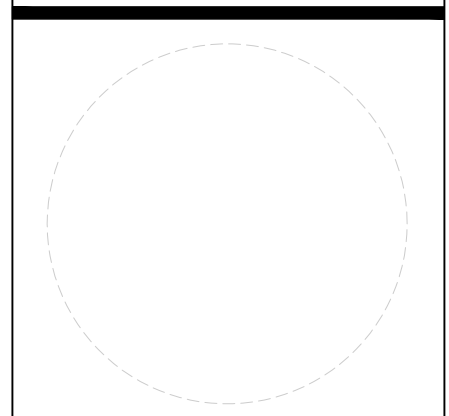
SECURITY & IT ENGINEERS
HENDERSON ENGINEERS
MISSOURI COA #
1801 MAIN STREET, SUITE 300
KANSAS CITY, MO 64108
(816) 663-8700 PHONE

FIRE STATION #4 CITY OF LEE'S SUMMIT

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CHKD BY: ALM

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SITE PLAN

C-100

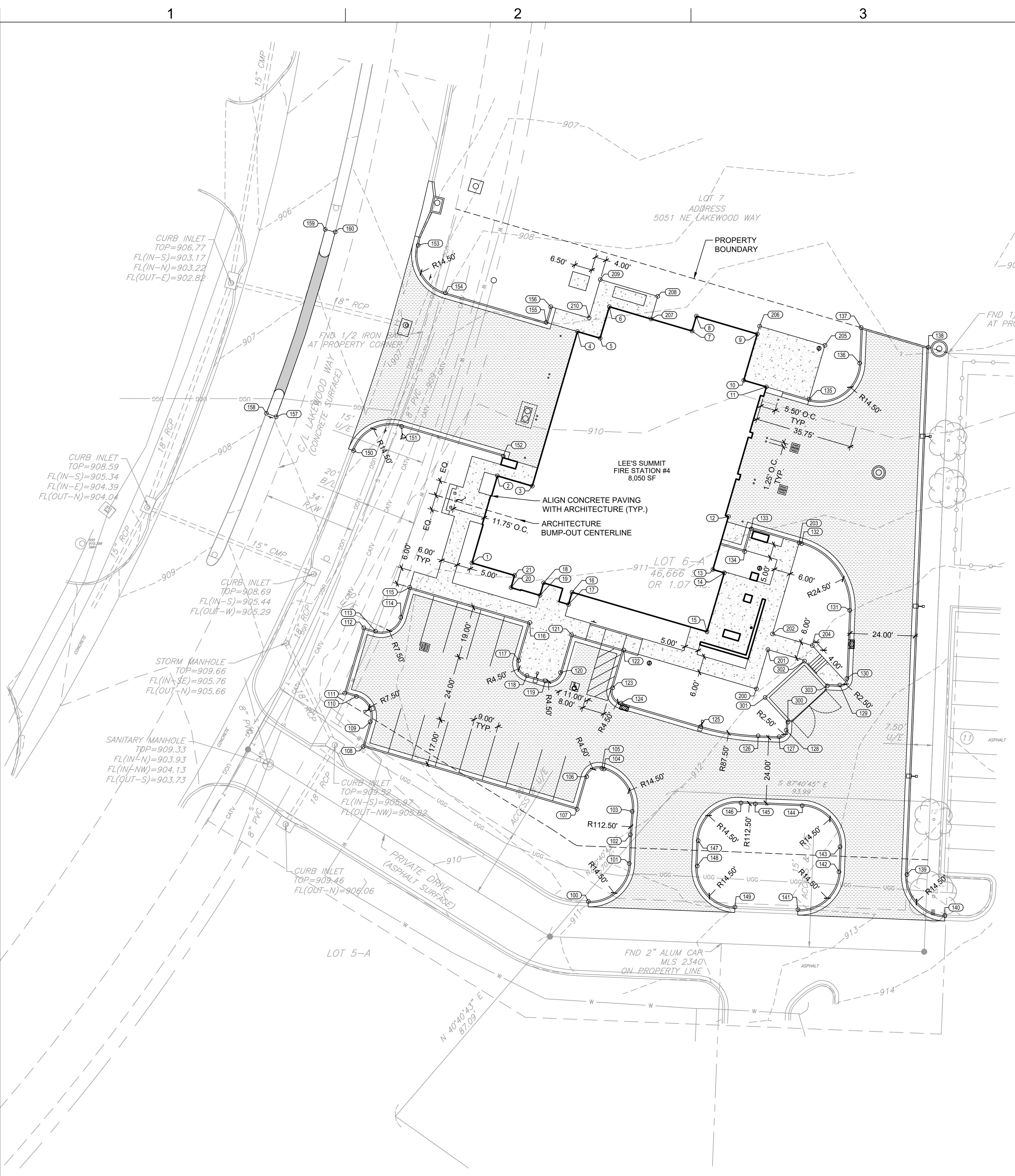
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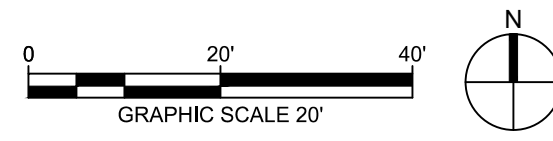
C

B

A



1 LAYOUT PLAN
1" = 20'-0"



LAYOUT NOTES

- ALL CURB POINTS INDICATE BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE UTILITY PLAN FOR ALL UTILITY LOCATIONS AND LAYOUT.

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
1	1032898.4666	2830193.3865	BLDG
2	1032930.4565	2830202.7537	BLDG
3	1032926.7096	2830215.5497	BLDG
4	1032983.4921	2830232.1764	BLDG
5	1032981.0566	2830240.4939	BLDG
6	1032992.6130	2830243.8778	BLDG
7	1032983.7142	2830274.2684	BLDG
8	1032989.1525	2830275.8608	BLDG
9	1032982.5955	2830298.2539	BLDG
10	1032965.6007	2830293.2776	BLDG
11	1032963.1653	2830301.5950	BLDG
12	1032915.5400	2830287.6496	BLDG
13	1032896.0460	2830281.9415	BLDG
14	1032894.8224	2830286.1203	BLDG
15	1032873.1752	2830279.7599	BLDG
16	1032887.6943	2830230.1753	BLDG
17	1032883.2157	2830228.8639	BLDG
18	1032891.1454	2830219.7239	BLDG
19	1032886.5468	2830218.3774	BLDG
20	1032889.3981	2830207.7504	BLDG
21	1032893.8767	2830209.0618	BLDG
100	1032774.0984	2830236.1407	CURB
101	1032788.0184	2830251.1687	CURB
102	1032798.6021	2830251.5850	CURB
103	1032807.1474	2830252.2480	CURB
104	1032822.7345	2830241.9193	CURB
105	1032822.9639	2830241.1359	CURB
106	1032819.9098	2830235.5527	CURB
107	1032807.9135	2830232.0400	CURB
108	1032830.9568	2830153.3443	CURB
109	1032840.0739	2830156.0140	CURB
110	1032849.3793	2830150.9238	CURB
111	1032850.6439	2830146.6052	CURB
112	1032874.6365	2830153.6305	CURB
113	1032873.3719	2830157.9492	CURB
114	1032878.4621	2830167.2546	CURB
115	1032889.4987	2830170.4863	CURB
116	1032876.5720	2830214.6326	CURB
117	1032862.6563	2830210.5579	CURB
118	1032857.0730	2830213.6120	CURB
119	1032855.1059	2830220.3299	CURB
120	1032858.1600	2830225.9131	CURB
121	1032872.0757	2830229.9879	CURB
122	1032866.4554	2830249.1819	CURB
123	1032852.5397	2830245.1072	CURB
124	1032846.9565	2830248.1613	CURB
125	1032838.3651	2830277.5021	CURB
126	1032834.9110	2830298.5431	CURB
127	1032834.5973	2830306.2742	CURB
128	1032836.9936	2830308.8735	CURB

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
129	1032853.6174	2830328.5631	CURB
130	1032856.0141	2830331.1625	CURB
131	1032881.0650	2830332.1775	CURB
132	1032905.5696	2830314.5825	CURB
133	1032910.9977	2830296.0450	CURB
134	1032902.6403	2830293.5978	CURB
135	1032958.5666	2830317.3002	CURB
136	1032971.8943	2830335.8630	CURB
137	1032984.9734	2830336.3938	CURB
138	1032977.7330	2830361.1205	CURB
139	1032783.9463	2830353.2567	CURB
140	1032768.8692	2830367.1848	CURB
141	1032771.0685	2830313.1866	CURB
142	1032784.9680	2830328.2776	CURB
143	1032794.1568	2830328.6505	CURB
144	1032809.2328	2830314.7503	CURB
145	1032809.9316	2830297.5294	CURB
146	1032810.2684	2830292.2719	CURB
147	1032796.3937	2830276.5715	CURB
148	1032787.0774	2830276.1510	CURB
149	1032772.0204	2830290.0301	CURB
150	1032939.7241	2830149.9055	CURB
151	1032948.6137	2830167.5813	CURB
152	1032937.6942	2830204.8730	CURB
153	1033015.1953	2830173.6316	CURB
154	1032997.7133	2830183.6113	CURB
155	1032986.8644	2830220.6601	CURB
156	1032992.6225	2830222.3462	CURB
157	1032952.1542	2830121.4178	CURB
158	1032953.4743	2830117.8512	CURB
159	1033021.0271	2830139.4536	CURB
160	1033020.0818	2830143.1406	CURB
200	1032852.1824	2830297.9260	PAVE
201	1032866.6182	2830302.1530	PAVE
202	1032872.3764	2830303.8391	PAVE
203	1032905.8457	2830313.6394	PAVE
204	1032868.0874	2830318.4867	PAVE
205	1032978.4404	2830323.1196	PAVE
206	1032985.4745	2830299.0969	PAVE
207	1032988.1163	2830259.2348	PAVE
208	1032996.4336	2830261.6702	PAVE
209	1033002.6160	2830240.5567	PAVE
210	1032988.5004	2830236.4235	PAVE
300	1032839.9703	2830309.4952	WALL
301	1032849.0374	2830301.1351	WALL
302	1032862.3710	2830315.5962	WALL
303	1032853.3039	2830323.9563	WALL

LEGEND

TYP. CURB & GUTTER

TYP. CONCRETE PAVING

ASPHALT PATCH

CONCRETE SIDEWALK

9229 WARD PARKWAY
SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200
FAX: (316) 265-5646
www.glmv.com

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LANDSCAPE ARCHITECT
GLMV ARCHITECTURE, INC.
MISSOURI COA #000008
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KANSAS CITY, MO 64114
TEL: (816) 444-4200

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MISSOURI COA #2018033898
9229 WARD PARKWAY, SUITE # 210
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STRUCTURAL ENGINEER
LEIGH + OKANE
MISSOURI COA #
250 NE MURBERRY, SUITE 201
LEE'S SUMMIT, MO, 64086
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100% DESIGN DEVELOPMENT DRAWINGS

REVISIONS:

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A	PDP Revision	2.21.2022

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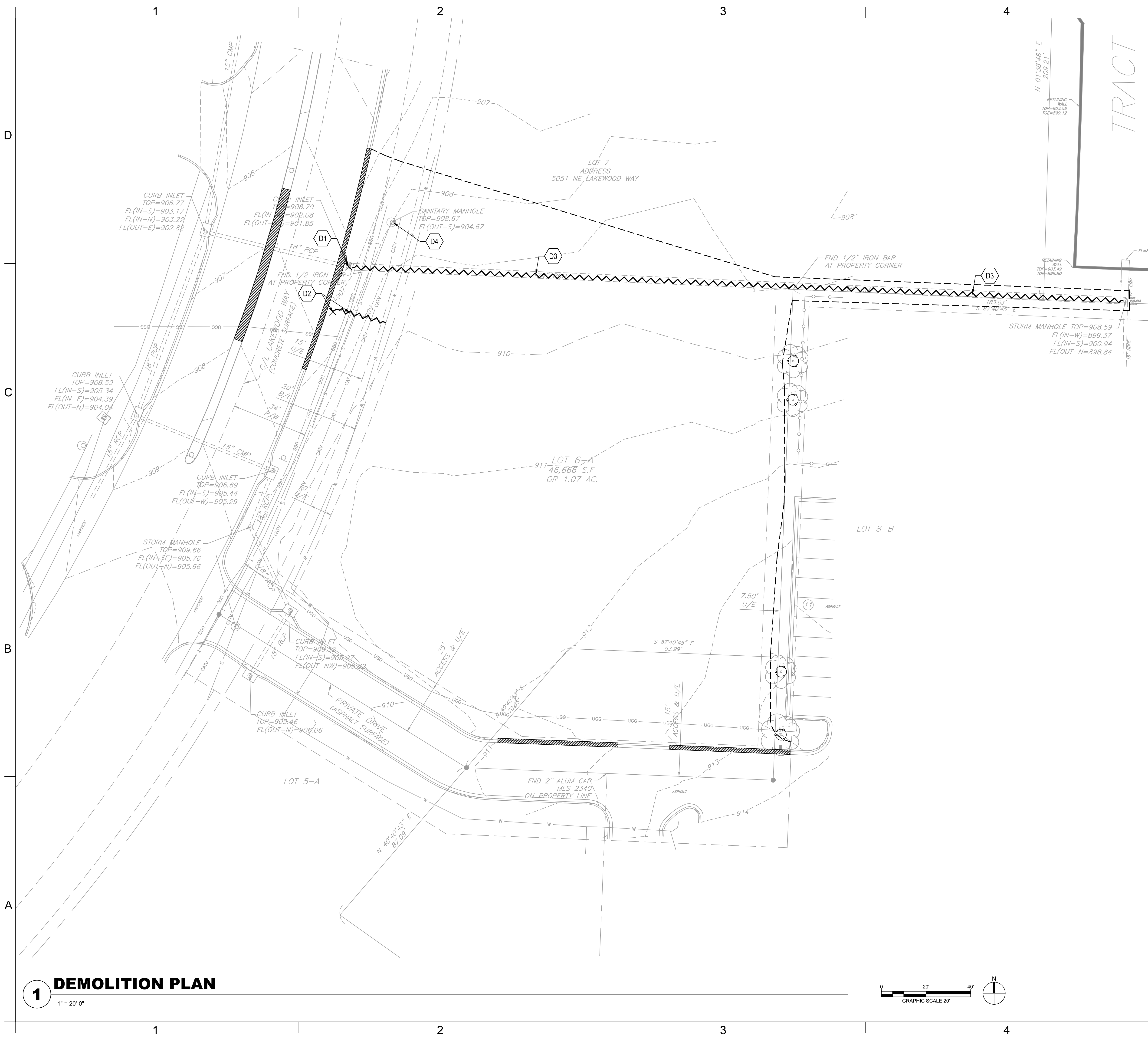
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LAYOUT PLAN

C-101

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DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, UNDERGROUND STORAGE TANKS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL..
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. EXISTING PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY AS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BMP'S) AS APPROVED BY CONSTRUCTION MANAGER.
7. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
8. PRIOR TO ANY DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES MUST BE INSTALLED.
9. ALL DISTURBED FEATURES SHALL BE RESTORED OR RELOCATED AS REQUIRED TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL REPAIR/REPLACE ANY SURROUNDING FEATURES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
11. CONTRACTOR TO CLEAR SITE TO EXTENTS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
12. CONTRACTOR SHALL REMOVE ALL TREES AND SHRUBS WITHIN PROPERTY BOUNDARY LIMITS NOT INDICATED AS PROTECTED OR TO REMAIN.

KEYNOTES

- D1 REMOVE CURB INLET, CONVERT TO JUNCTION BOX
REF: C-104 - GRADING & DRAINAGE PLAN
- D2 RELOCATE FIRE HYDRANT.
REF: C-105 - UTILITY PLAN
- D3 REMOVE AND RELOCATE STORMWATER PIPE
REF: C-104 - GRADING & DRAINAGE PLAN
- D4 REMOVE MANHOLE FOR SANITARY SEWER LINE EXTENSION FOR LOT 7
REF: C-105 - UTILITY PLAN

LEGEND

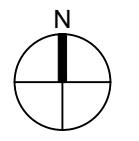
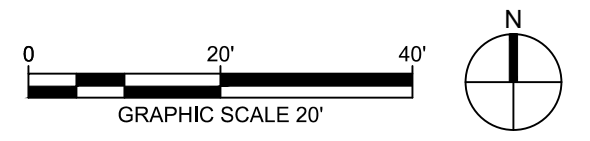
PAVEMENT TO BE REMOVED

TREE TO BE PROTECTED

SITE FEATURE TO BE REMOVED

APPROXIMATE LIMITS OF DEMOLITION

1 DEMOLITION PLAN
1" = 20'-0"



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FIRE STATION #4
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100% DESIGN DEVELOPMENT DRAWINGS

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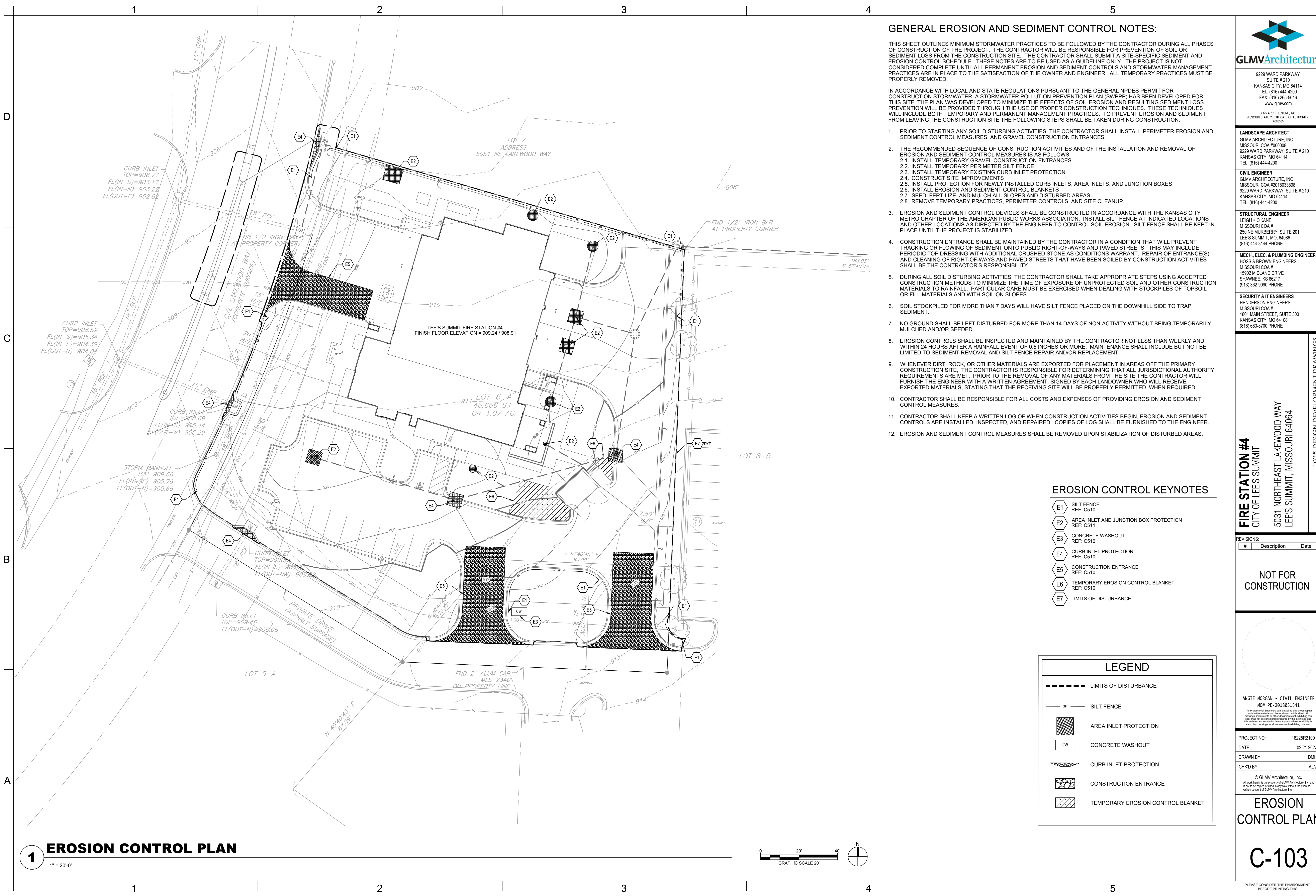
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DEMOLITION PLAN

C-102

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GENERAL EROSION AND SEDIMENT CONTROL NOTES:

THIS SHEET OUTLINES MINIMUM STORMWATER PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR PREVENTION OF SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL SUBMIT A SITE-SPECIFIC SEDIMENT AND EROSION CONTROL SCHEDULE. THESE NOTES ARE TO BE USED AS A GUIDELINE ONLY. THE PROJECT IS NOT CONSIDERED COMPLETE UNTIL ALL PERMANENT EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES ARE IN PLACE TO THE SATISFACTION OF THE OWNER AND ENGINEER. ALL TEMPORARY PRACTICES MUST BE PROPERLY REMOVED.

IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS PURSUANT TO THE GENERAL NPDES PERMIT FOR CONSTRUCTION STORMWATER, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED FOR THIS SITE. THE PLAN WAS DEVELOPED TO MINIMIZE THE EFFECTS OF SOIL EROSION AND RESULTING SEDIMENT LOSS. PREVENTION WILL BE PROVIDED THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES. THESE TECHNIQUES WILL INCLUDE BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION SITE THE FOLLOWING STEPS SHALL BE TAKEN DURING CONSTRUCTION:

1. PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AND GRAVEL CONSTRUCTION ENTRANCES.
2. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS:
 - 2.1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES
 - 2.2. INSTALL TEMPORARY PERIMETER SILT FENCE
 - 2.3. INSTALL TEMPORARY EXISTING CURB INLET PROTECTION
 - 2.4. CONSTRUCT SITE IMPROVEMENTS
 - 2.5. INSTALL PROTECTION FOR NEWLY INSTALLED CURB INLETS, AREA INLETS, AND JUNCTION BOXES
 - 2.6. INSTALL EROSION AND SEDIMENT CONTROL BLANKETS
 - 2.7. SEED, FERTILIZE, AND MULCH ALL SLOPES AND DISTURBED AREAS
 - 2.8. REMOVE TEMPORARY PRACTICES, PERIMETER CONTROLS, AND SITE CLEANUP.
3. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KANSAS CITY METRO CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION. INSTALL SILT FENCE AT INDICATED LOCATIONS AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER TO CONTROL SOIL EROSION. SILT FENCE SHALL BE KEPT IN PLACE UNTIL THE PROJECT IS STABILIZED.
4. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCE(S) AND CLEANING OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL. PARTICULAR CARE MUST BE EXERCISED WHEN DEALING WITH STOCKPILES OF TOPSOIL OR FILL MATERIALS AND WITH SOIL ON SLOPES.
6. SOIL STOCKPILED FOR MORE THAN 7 DAYS WILL HAVE SILT FENCE PLACED ON THE DOWNHILL SIDE TO TRAP SEDIMENT.
7. NO GROUND SHALL BE LEFT DISTURBED FOR MORE THAN 14 DAYS OF NON-ACTIVITY WITHOUT BEING TEMPORARILY MULCHED AND/OR SEEDED.
8. EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR NOT LESS THAN WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO SEDIMENT REMOVAL AND SILT FENCE REPAIR AND/OR REPLACEMENT.
9. WHENEVER DIRT, ROCK, OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT ALL JURISDICTIONAL AUTHORITY REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THE RECEIVING SITE WILL BE PROPERLY PERMITTED, WHEN REQUIRED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND EXPENSES OF PROVIDING EROSION AND SEDIMENT CONTROL MEASURES.
11. CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED, AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED UPON STABILIZATION OF DISTURBED AREAS.

EROSION CONTROL KEYNOTES

- E1 SILT FENCE
REF: CS10
- E2 AREA INLET AND JUNCTION BOX PROTECTION
REF: CS11
- E3 CONCRETE WASHOUT
REF: CS10
- E4 CURB INLET PROTECTION
REF: CS10
- E5 CONSTRUCTION ENTRANCE
REF: CS10
- E6 TEMPORARY EROSION CONTROL BLANKET
REF: CS10
- E7 LIMITS OF DISTURBANCE

LEGEND

- LIMITS OF DISTURBANCE
- SF SILT FENCE
- CW CONCRETE WASHOUT
- CIP CURB INLET PROTECTION
- CE CONSTRUCTION ENTRANCE
- TEB TEMPORARY EROSION CONTROL BLANKET



9229 WARD PARKWAY
SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200
FAX: (316) 265-5646
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MISSOURI COA #000008
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9229 WARD PARKWAY, SUITE # 210
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TEL: (816) 444-4200

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MISSOURI COA # _____
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EROSION
CONTROL PLAN

C-103

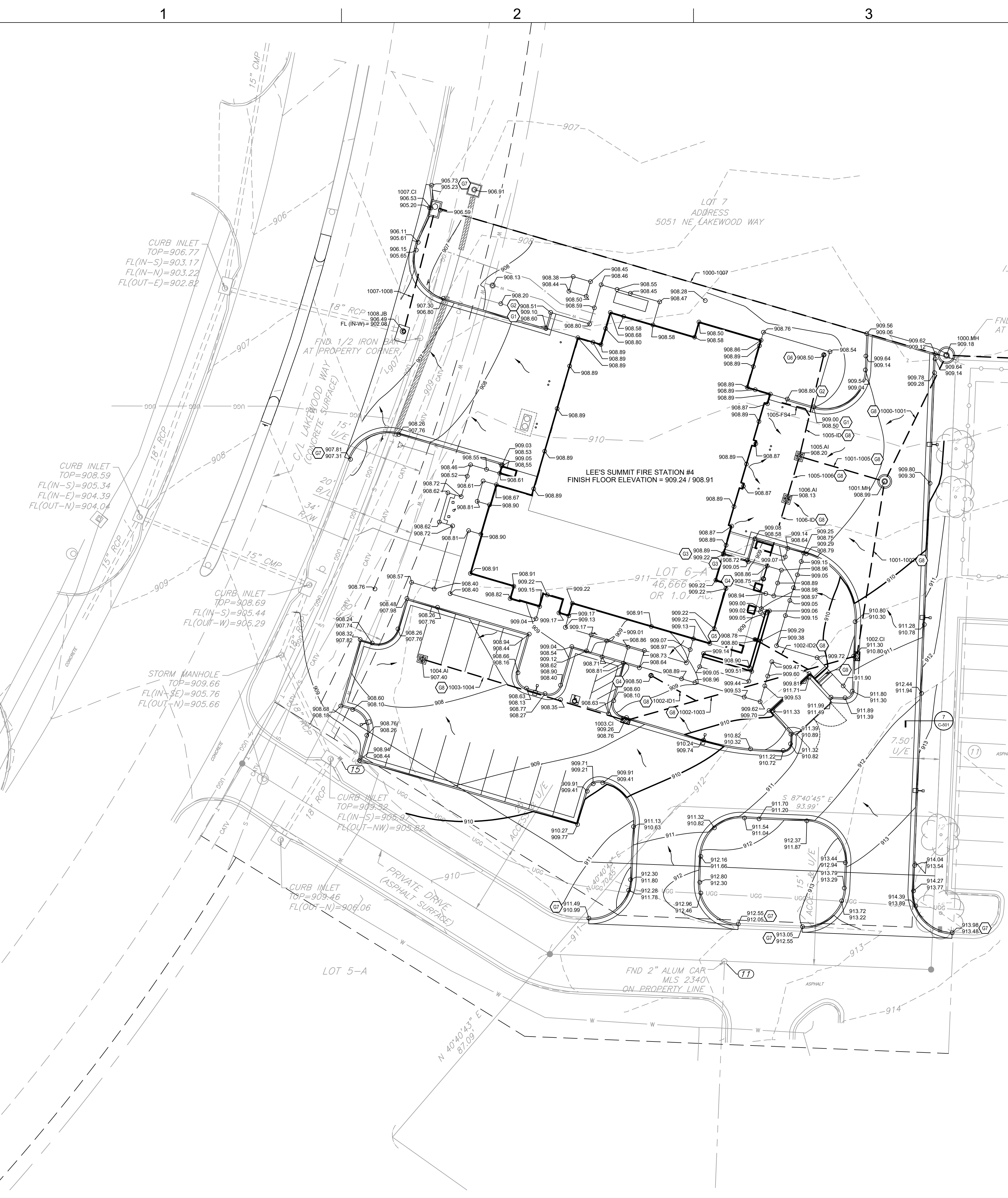
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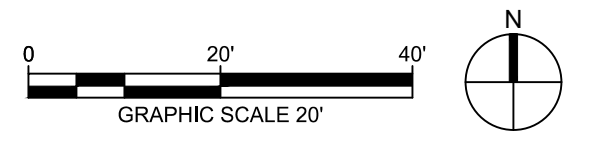


GRADING & DRAINAGE KEYNOTES

- G1 TRANSITION FROM 6" CURB TO FLUSH CURB.
- G2 FLUSH CURB.
- G3 4" CURB.
- G4 INLINE DRAIN WITH 18" DOME GRATE. REF: C-532
- G5 INLINE DRAIN WITH 10" STANDARD GRATE. REF: C-531 AND C-532
- G6 INLINE DRAIN WITH 18" STANDARD GRATE. REF: C-531 AND C-532
- G7 (+/-) MATCH EXISTING ELEVATION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS.
- G8 PRIVATE STORMWATER LINE. STORMWATER LINES NOT DENOTED WITH KEYNOTE G8 SHALL BE PUBLIC LINES.
- G9 CONCRETE STEPS REF: C-500

STORMWATER PIPE TABLE			
NAME	SIZE	3D LENGTH, SLOPE, & MATERIAL	
EX MH-1000	36"	150.24 LF @ 0.50%, HDPP	
1000-1007	36"	188.02 LF @ 0.40%	
1000-1001	12"	46.18 LF @ 1.00%, HDPP	
1001-1005	12"	28.61 LF @ 3.75%, HDPP	
1001-1002	12"	60.86 LF @ 1.00%, HDPP	
1002-ID2	12"	22.00 LF @ 3.00%, HDPP	
1002-ID1	12"	17.89 LF @ 3.00%, HDPP	
1002-1003	12"	84.59 LF @ 1.00%, HDPP	
1003-1004	12"	74.52 LF @ 1.00%, HDPP	
1005-FS4	6"	11.57 LF @ 3.00%, HDPP	
1005-ID	12"	35.83 LF @ 3.00%, HDPP	
1005-1006	12"	13.75 LF @ 2.00%, HDPP	
1006-ID	12"	28.17 LF @ 2.00%, HDPP	
1007-1008	24"	41.14 LF @ 0.70%	

- * LENGTH OF PIPE AND SLOPE SHOWN EXCLUDE VERTICAL PORTION OR INLINE DRAIN.
- ** EXISTING INCOMING OR OUTGOING PIPES TO REMAIN ARE NOT SHOWN IN TABLE FOR CLARITY. CONTRACTOR TO PLUG AND GROUT EXISTING PENETRATIONS IN STRUCTURE NO LONGER REQUIRED PER CITY OF LEE'S SUMMIT STANDARDS.



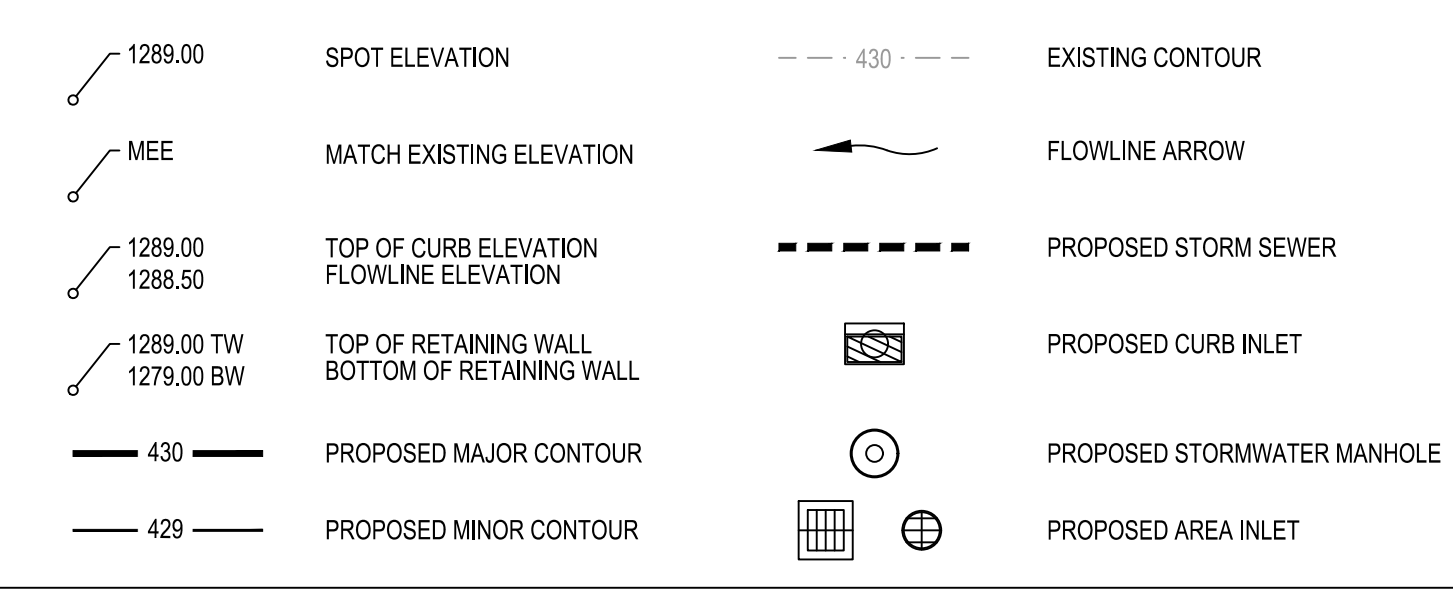
GENERAL GRADING & DRAINAGE NOTES:

- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT BEFORE STARTING CONSTRUCTION.
- ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
- ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER.
- FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL SITE WORK FOR THIS PROJECT IS CONSIDERED "UNCLASSIFIED". THE TERM "UNCLASSIFIED" EXCAVATION SHALL BE DEFINED AS MEANING THE CONTRACTOR BEARS THE ENTIRE RISK OF THE SOIL QUANTITIES AND/OR TYPE (E.G. ROCK, CLAY, PEAT, SILT, SHALE, ETC.) ENCOUNTERED EITHER ABOVE OR BELOW PROPOSED SUBGRADES. IN THE EVENT IT BECOMES NECESSARY FOR UNSUITABLE SOIL TO BE HANDLED, REMOVED FROM THE SITE, OR FOR SUITABLE MATERIAL TO BE IMPORTED TO THE SITE, THE CONTRACTOR SHALL BEAR THE ENTIRE COST OF SUCH ADDITIONAL WORK. "UNSUITABLE" SOIL ALSO INCLUDES SATURATED SOILS THAT MAY NEED REPLACING AND/OR TREATING IN ORDER TO MEET SCHEDULE DATES. THIS DEFINITION OF "UNCLASSIFIED" SUPERCEDES ANY CONTRARY DEFINITIONS OR STATEMENTS WHICH MAY BE CONTAINED IN SPECIFICATIONS, PLANS, OR OTHER DOCUMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS OF CONNECTION POINTS AS SHOWN ON GRADING PLANS. NOTIFY ENGINEER IF DISCREPANCY EXISTS FOR DIRECTION.
- ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
- SEE DRAWINGS LTR-LTR FOR STORMWATER PROFILE DRAWINGS.

ADA NOTES

- ANY AND ALL NEW SITE "ADA" FEATURES SHALL BE BUILT IN COMPLIANCE TO CURRENT FEDERAL, STATE, AND LOCAL ACCESSIBILITY RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO KNOW AND UNDERSTAND ALL CURRENT ACCESSIBILITY REGULATIONS AS THEY PERTAIN TO THE CONSTRUCTION OF ACCESSIBLE SITE FEATURES.
- ALL NEW CONCRETE SIDEWALK PAVEMENT SHALL BE INSTALLED WITH A MAXIMUM 5% RUNNING SLOPE AND A MAXIMUM 2% CROSS SLOPE.
- SURFACES OF ALL NEW CONCRETE PAVEMENT PATHWAYS SHALL BE SMOOTH AND EVEN WITH NO ABRUPT CHANGES IN ELEVATION OF 1/4" OR GREATER AS REQUIRED BY THE ACCESSIBILITY DESIGN REGULATIONS.

LEGEND



STORMWATER STRUCTURE TABLE

STRUCTURE NAME	GRATE / RIM ELEVATION	PIPES IN	PIPES OUT	CL NORTHING & EASTING	NOTES
1000.MH	909.18	1000-1001, 12" INV IN =900.62 1000-1007, 36" INV IN =900.32	EX MH-1000, 36" INV OUT =900.12	N: 1032977.21 E: 2830365.11	STANDARD PRECAST MANHOLE REF: DETAIL 3/C-540
1001.MH	908.99	1001-1002, 12" INV IN =901.28 1001-1005, 12" INV IN =901.58	1000-1001, 12" INV OUT =901.08	N: 1032931.67 E: 2830342.87	STANDARD PRECAST MANHOLE REF: DETAIL 3/C-540
1002.CI	910.80	1002-1003, 12" INV IN =902.39	1001-1002, 12" INV OUT =901.89	N: 1032868.61 E: 2830332.81	2'x3' CURB INLET REF: DETAIL 2/C-532
1003.CI	908.76	1003-1004, 12" INV IN =903.74	1002-1003, 12" INV OUT =903.24	N: 1032845.41 E: 2830249.41	2'x3' CURB INLET REF: DETAIL 2/C-532
1004.AI	907.40		1003-1004, 12" INV OUT =904.49	N: 1032867.55 E: 2830176.04	STANDARD DOUBLE GRATE INLET REF: DETAIL 5/C-530
1005.AI	908.20	1005-1006, 12" INV IN =903.15 1005-ID, 12" INV IN =903.25	1001-1005, 12" INV OUT =902.65	N: 1032940.69 E: 2830312.07	STANDARD DOUBLE GRATE INLET REF: DETAIL 5/C-530
1006.AI	908.13	1006-ID, 12" INV IN =903.62	1005-1006, 12" INV OUT =903.42	N: 1032925.34 E: 2830307.57	STANDARD DOUBLE GRATE INLET REF: DETAIL 5/C-530
1007.CI	906.56	1007-1008, 24" INV IN =901.56	1000-1007, 36" INV OUT =901.06	N: 1033029.98 E: 2830180.60	STANDARD CURB INLET REF: DETAIL 1/C-530
1008.JB	906.49		1007-1008, 24" INV OUT =901.85	N: 1032984.96 E: 2830168.78	CONVERT CI TO JUNCTION BOX** REF: DETAIL 2/C-530
EX MH	908.59	EX MH-1000, 36" INV IN =899.37		N: 1032970.53 E: 2830516.95	EXISTING MANHOLE**

1 GRADING & DRAINAGE PLAN

1" = 20'-0"

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TEL: (816) 444-4200

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LEIGH + OKANE
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LEE'S SUMMIT, MO 64086
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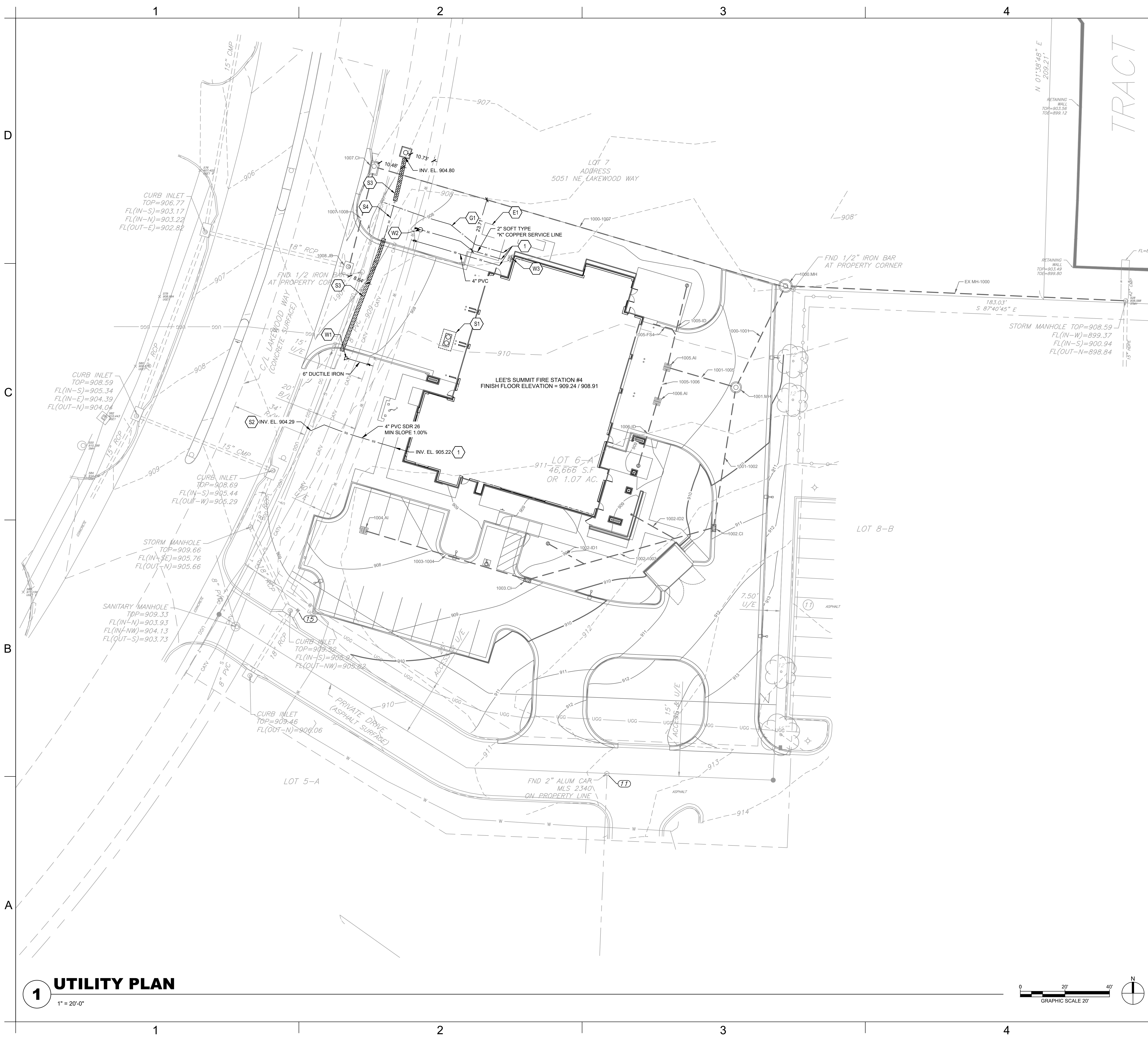
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GRADING & DRAINAGE PLAN

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1 UTILITY PLAN
1" = 20'-0"

GENERAL UTILITY NOTES

UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES, AND DETAILS OF THE CITY OF LEE'S SUMMIT, MO AND UTILITY PROVIDERS.

1. INSTALLATION, BEDDING, & TESTING OF UTILITY INSTALLATIONS SHALL BE AS PER CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.
3. PROTECT ALL COMPONENTS DURING DEMOLITION / CONSTRUCTION PROCESS. MAINTAIN BMP'S THROUGHOUT THE DURATION OF CONSTRUCTION.
4. STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL PLUMBING CONTRACTOR.
5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNER/ENGINEER UPON COMPLETION OF ALL UTILITIES.
6. UTILITY TRENCH BACKFILL SHALL BE PER GEOTECHNICAL REPORT.
7. UTILITY PIPE LENGTHS ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ACTUAL LENGTHS OF PIPE REQUIRED PRIOR TO BIDDING & INSTALLING UTILITIES.
8. UTILITY CONTRACTOR TO COORDINATE BUILDING CONNECTION POINTS WITH PLUMBING PLAN AND BUILDING CONTRACTOR.

GENERAL KEYNOTES

- 1 UTILITY INTERFACE POINT. SEE MEP PLANS FOR CONTINUATION.

ELECTRIC KEYNOTES

- E1 ELECTRIC TRANSFORMER. UNDERGROUND ELECTRIC DESIGN AND ROUTING BY OTHERS.

GAS KEYNOTES

- G1 GAS LINE DESIGN AND INSTALLATION PER SERVICE PROVIDER.

SANITARY SEWER KEYNOTES

- S1 SAND / OIL INTERCEPTOR AND ASSOCIATED SANITARY PIPING DESIGN BY OTHERS. REF: MECHANICAL
- S2 TIE INTO EXISTING 8" SANITARY SEWER LINE. REF: C-540
- S3 CONCRETE ENCASE EXISTING 8" SANITARY SEWER LINE. REF: C-540
- S4 EXTEND EXISTING 8" SANITARY SEWER LINE TO LOT 7. REMOVE EXISTING MANHOLE AND INSTALL A CONNECTION SPLICE AT EXISTING MANHOLE TO BE REMOVED. INSTALL SHALLOW PRECAST SANITARY MANHOLE. REF: C-102, C-340, AND C-540

DOMESTIC WATER AND FIRE KEYNOTES

- W1 HYDRANT - STRAIGHT SET REF: C-520
- W2 DOMESTIC WATER SERVICE CONNECTION WITH METER WELL REF: C-521
- W3 FIRE DEPARTMENT CONNECTION.

UTILITY LEGEND	
— UGE —	PROPOSED UNDERGROUND ELECTRIC
— FO —	PROPOSED FIBER
— G —	PROPOSED GAS
— SS —	PROPOSED SANITARY SEWER
— SSO —	PROPOSED SANITARY SEWER CLEANOUT
-----	PROPOSED STORM SEWER
[Symbol]	PROPOSED CURB INLET
[Symbol]	PROPOSED STORMWATER MANHOLE
[Symbol]	PROPOSED AREA INLET
— W —	PROPOSED WATER
[Symbol]	PROPOSED ISOLATION VALVE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED FIRE DEPARTMENT CONNECTION

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UTILITY PLAN

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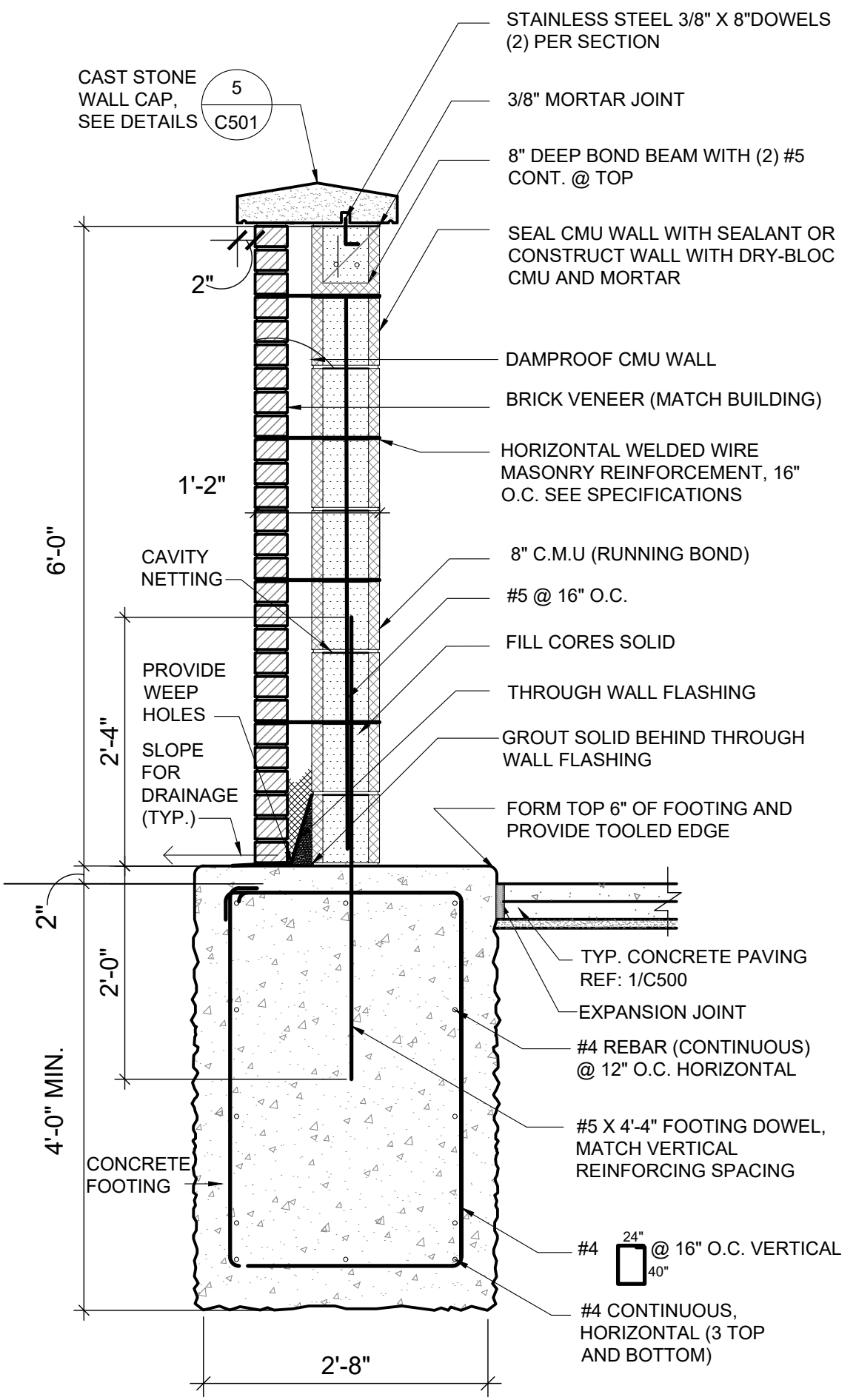
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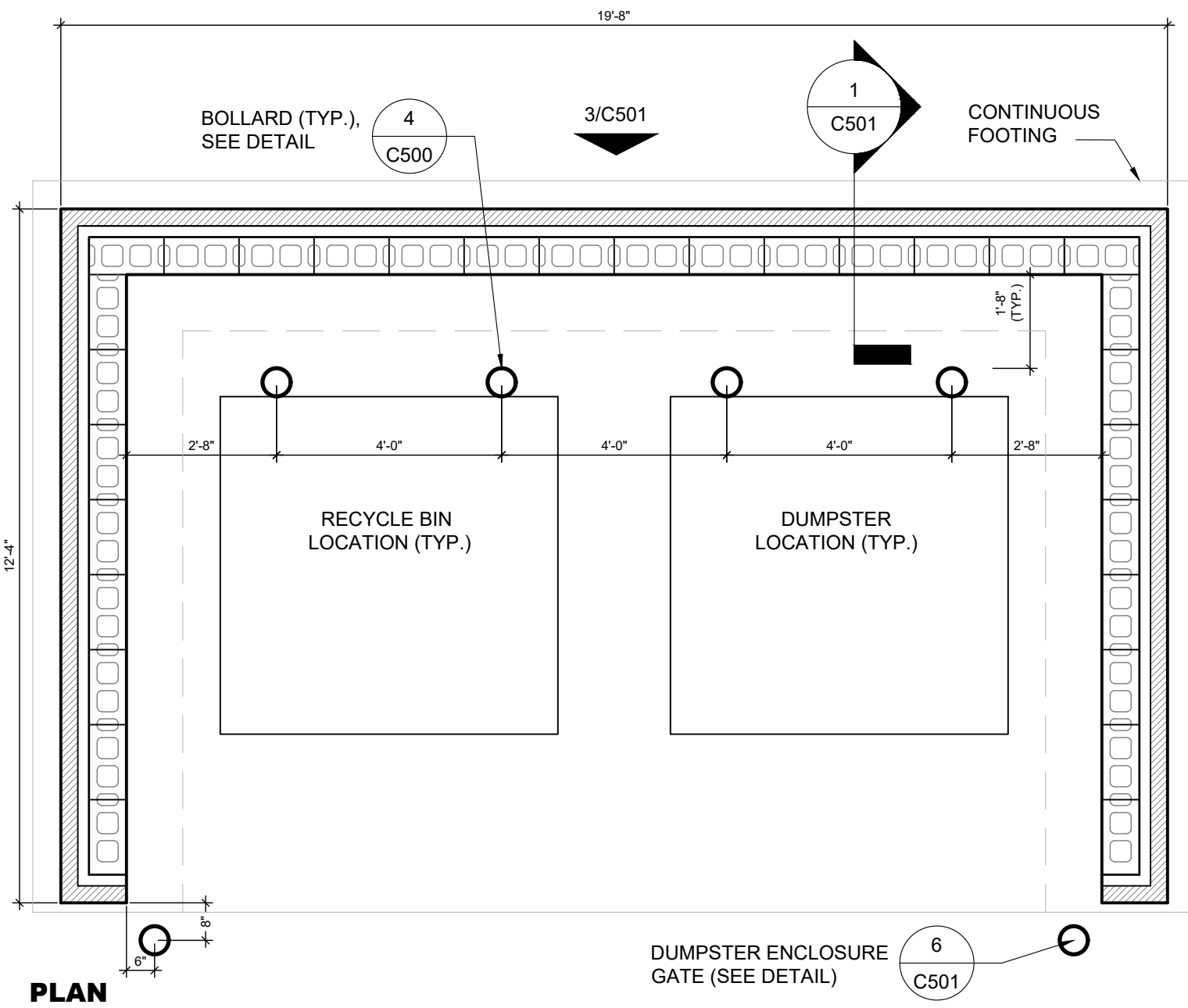
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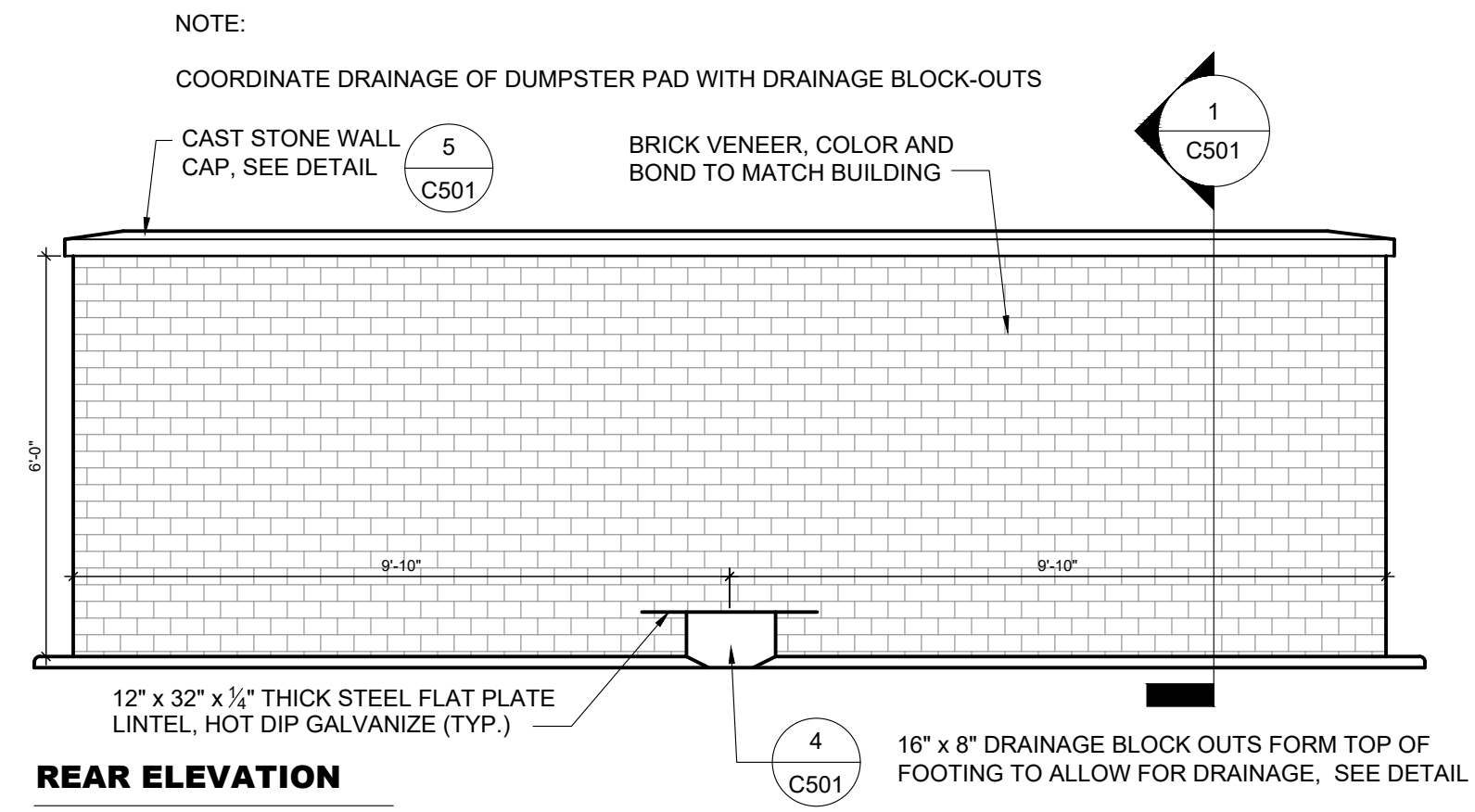
- NOTES:
1. MATCH CAST STONE CAP MORTAR TO THE MORTAR COLOR USED ON THE BUILDING.
 2. AT ALL JOINTS IN CAP, RAKE MORTAR BACK AND INSTALL BOND BREAKER AND SEALANT.
 3. PAINT EXPOSED CMU WALL TO MATCH CAST STONE.



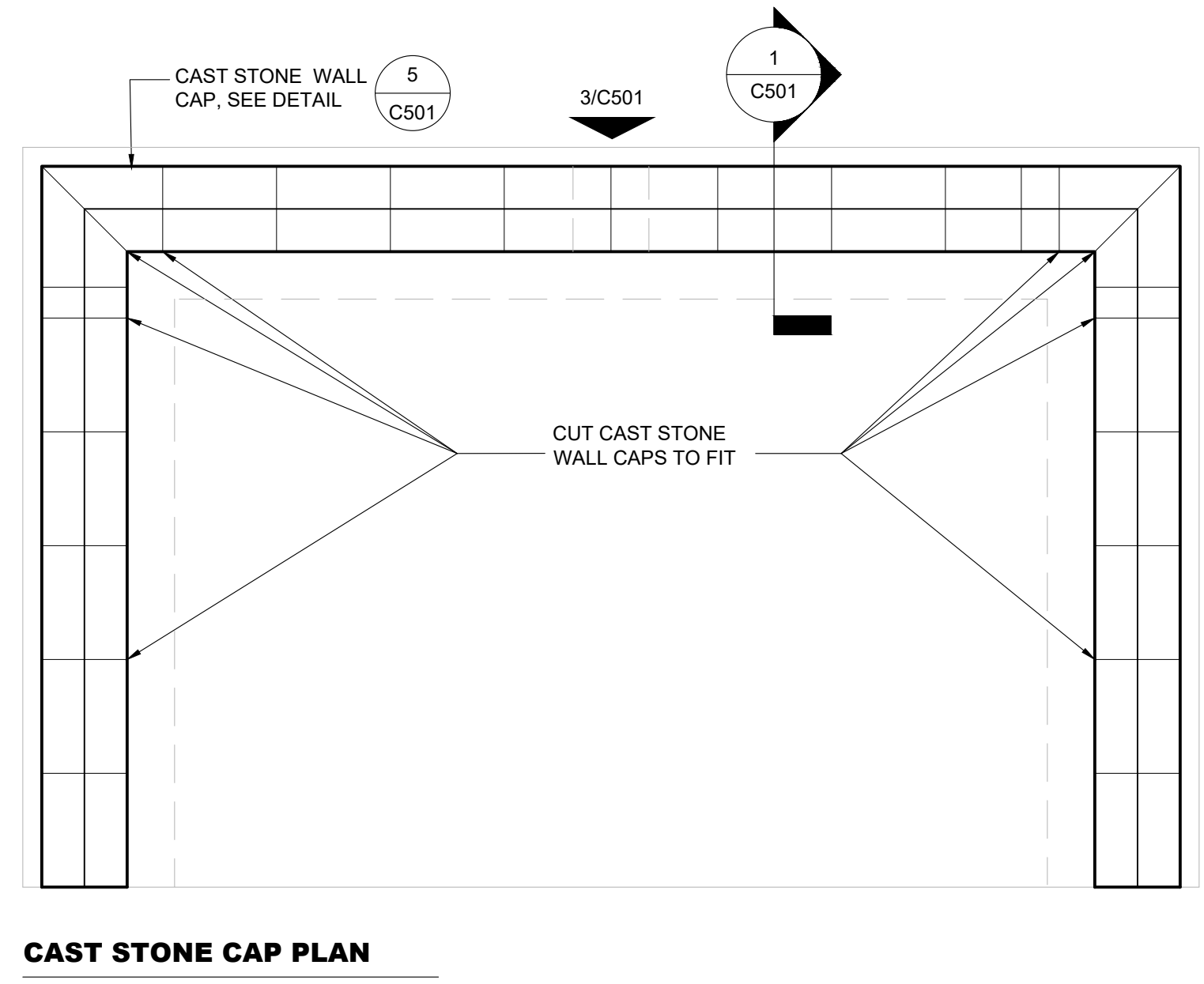
1 DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'



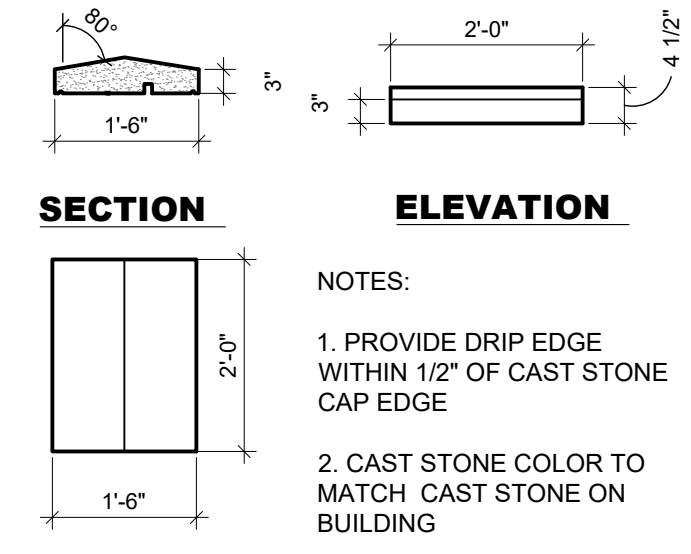
2 DUMPSTER ENCLOSURE PLAN
3/8" = 1'



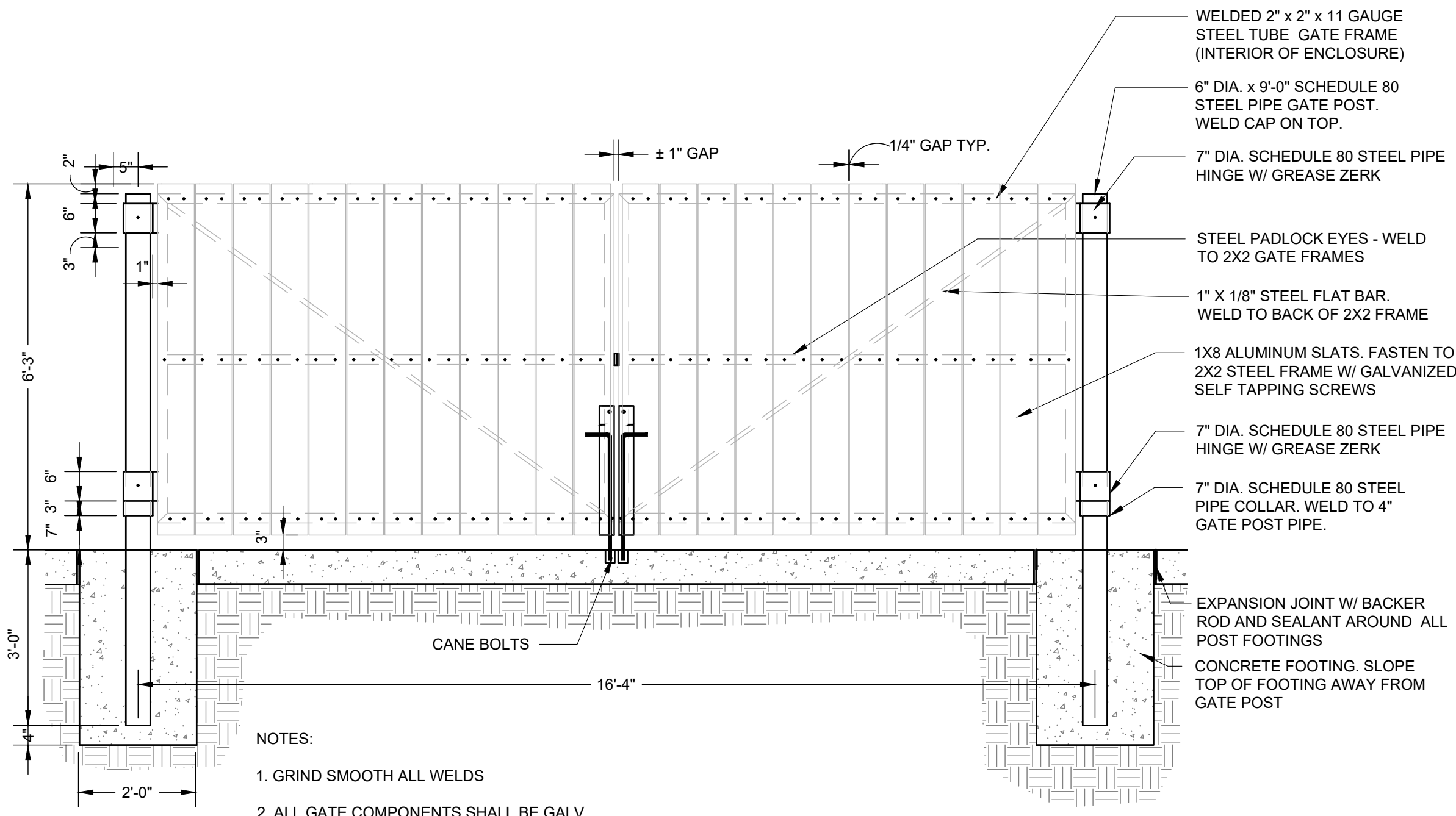
3 DUMPSTER ENCLOSURE ELEVATION
3/8" = 1'



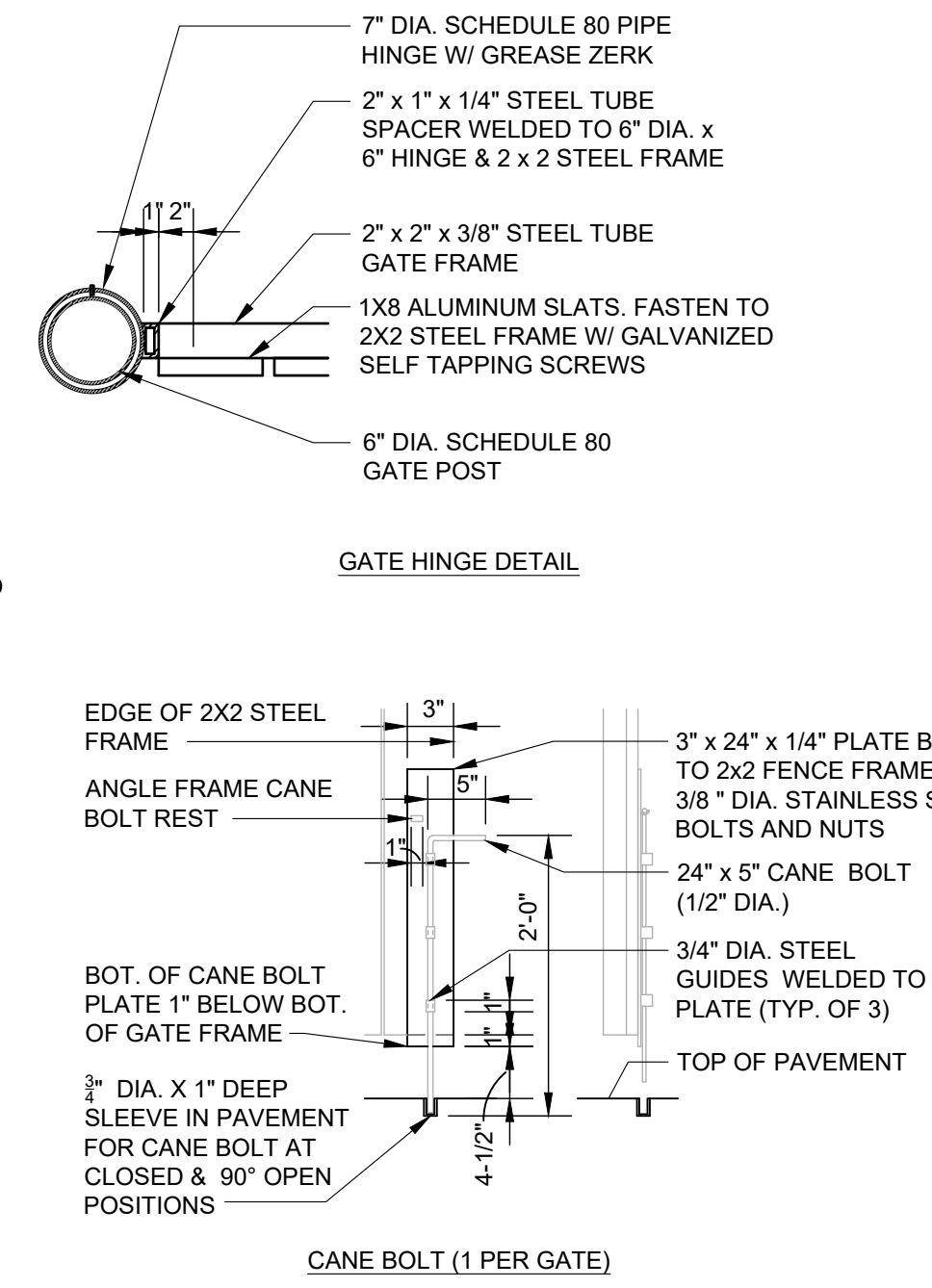
4 DRAINAGE BLOCK-OUT
1" = 1'



5 CAST STONE WALL CAP
1/2" = 1'



6 DUMPSTER ENCLOSURE GATE
3/4" = 1'



7 SITE PERIMETER CUT SLOPE SECTION
1/2" = 1'

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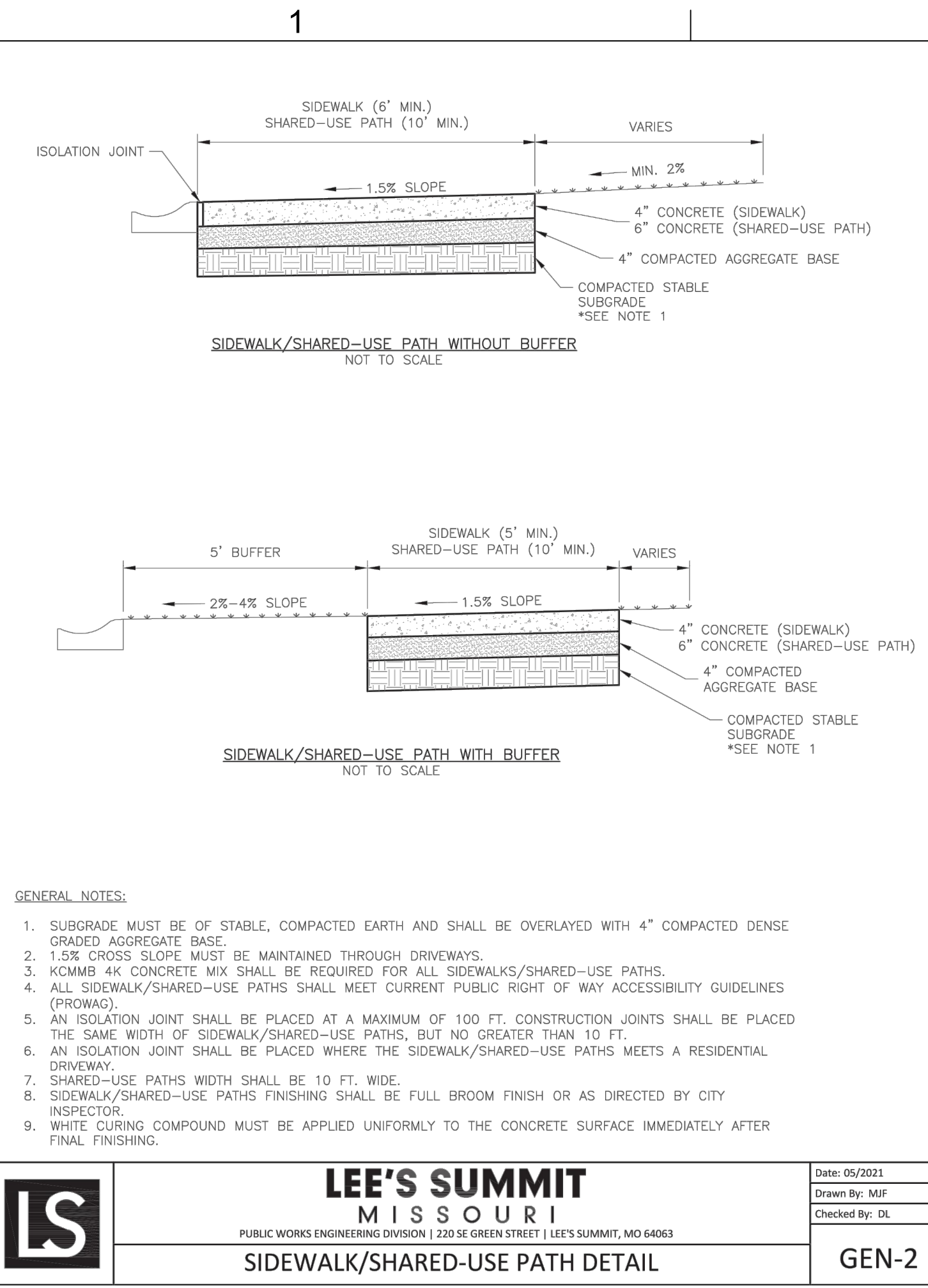
SITE DETAILS

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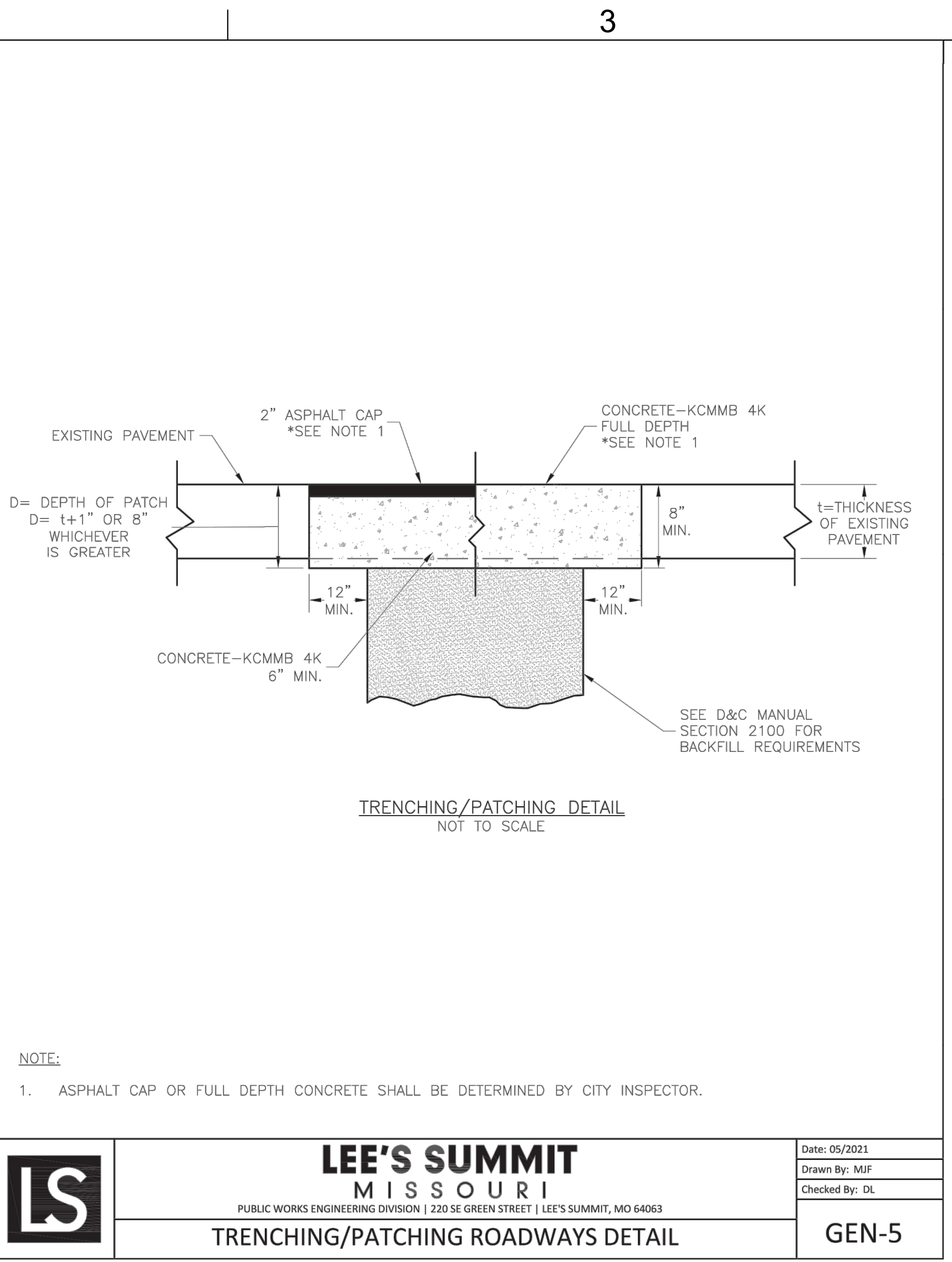
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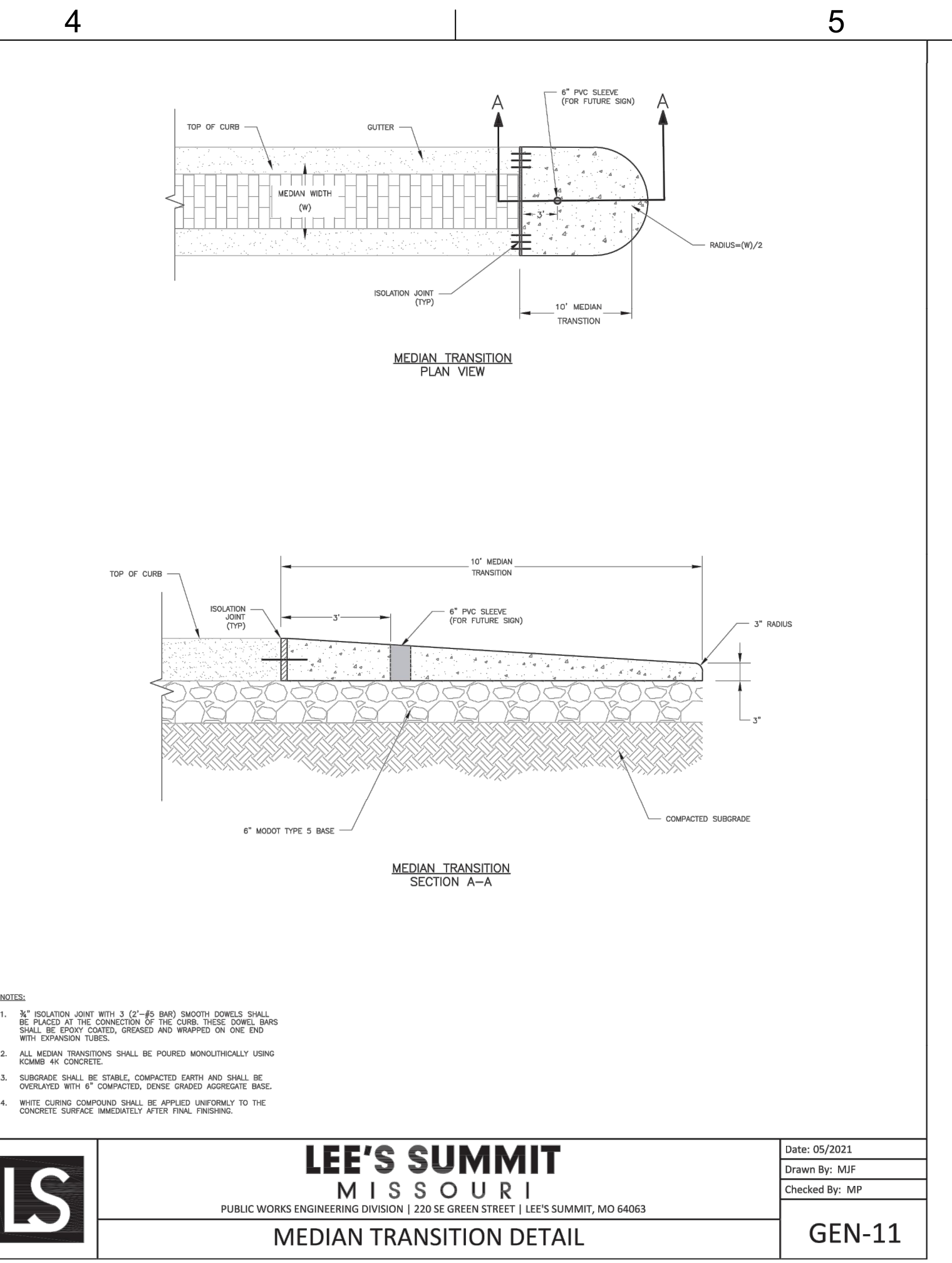
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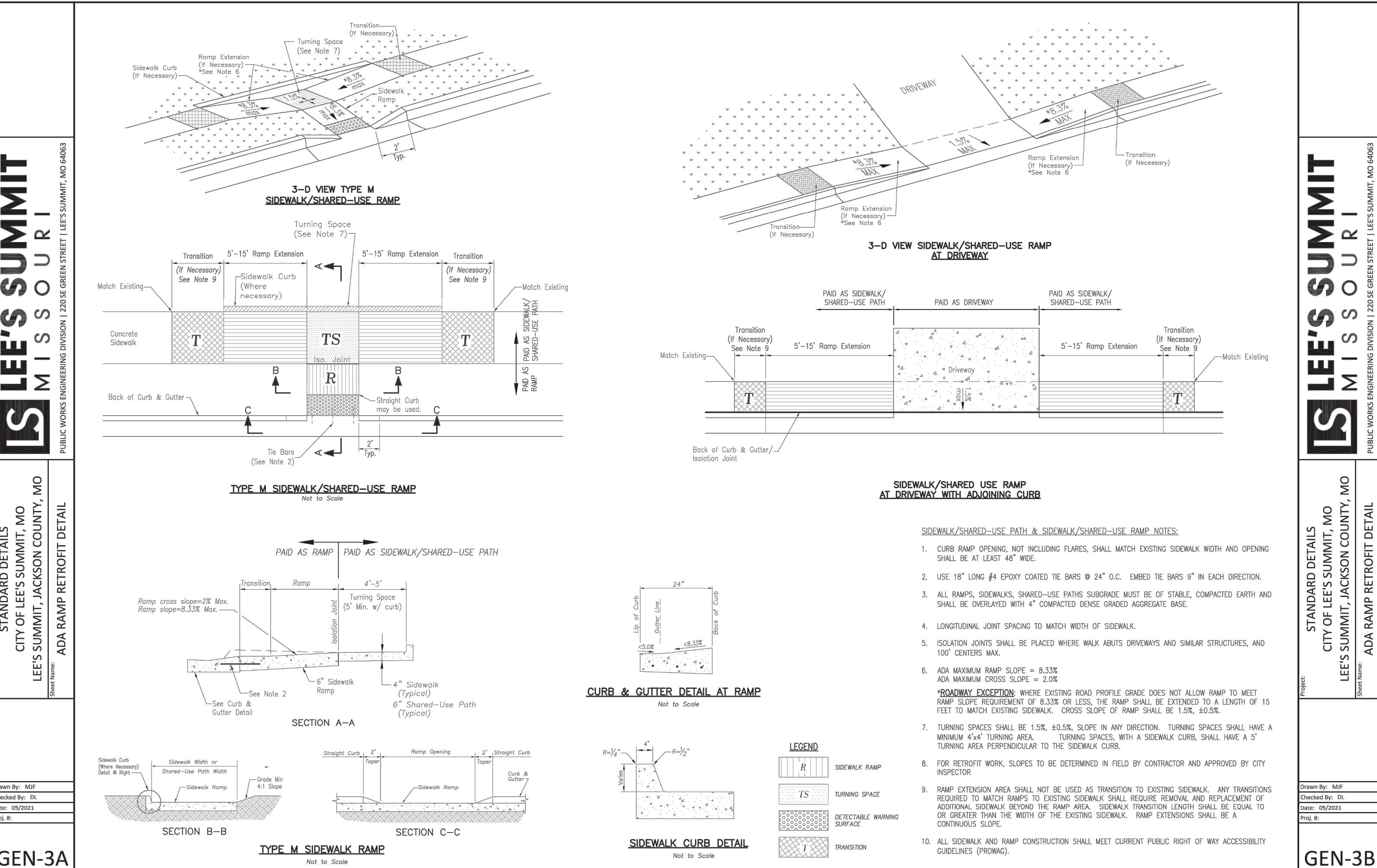
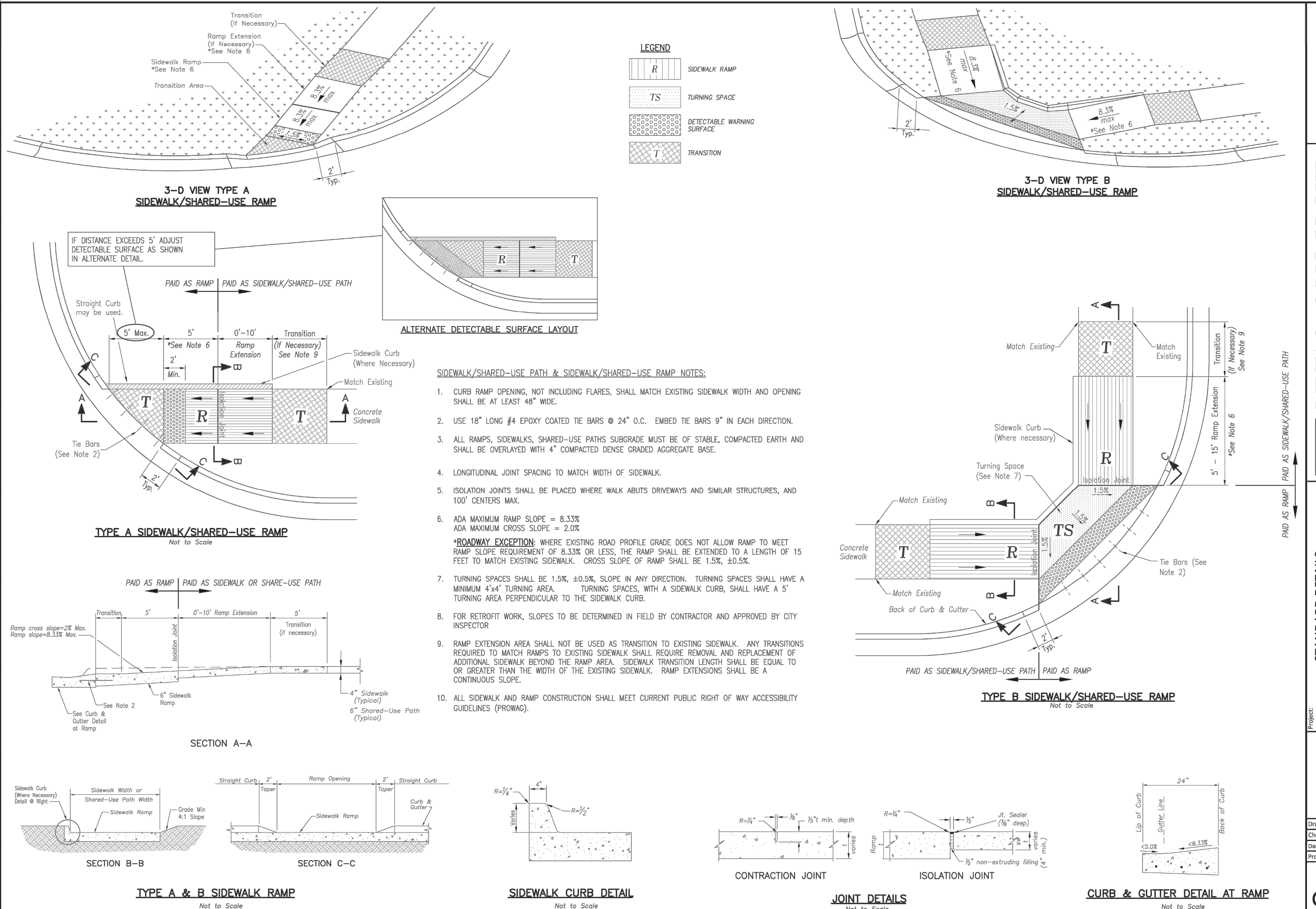


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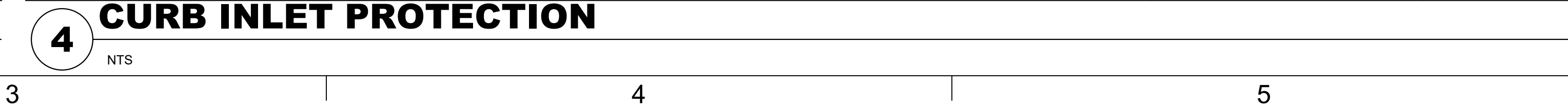
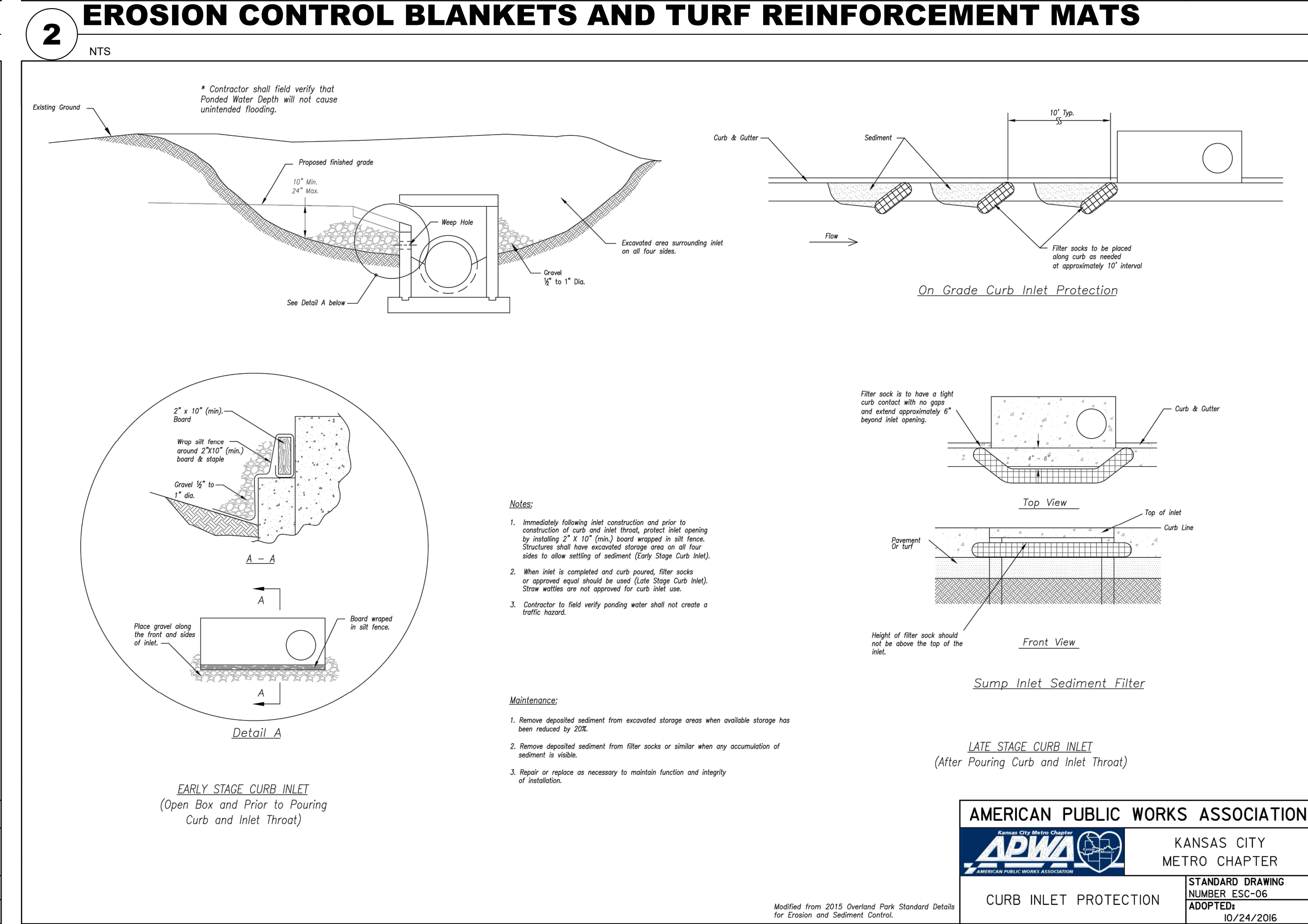
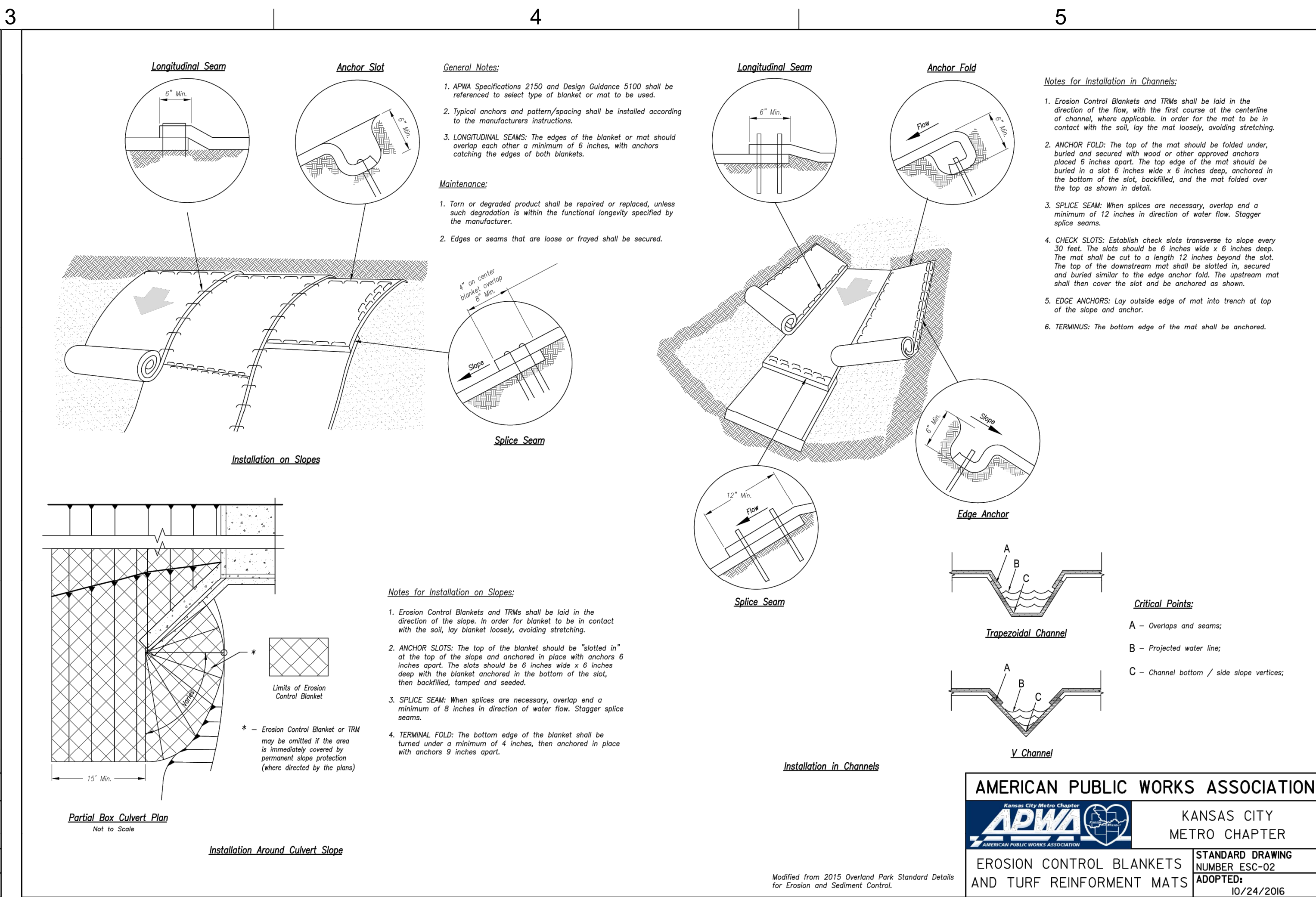
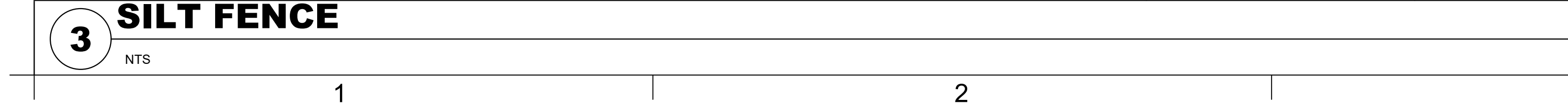
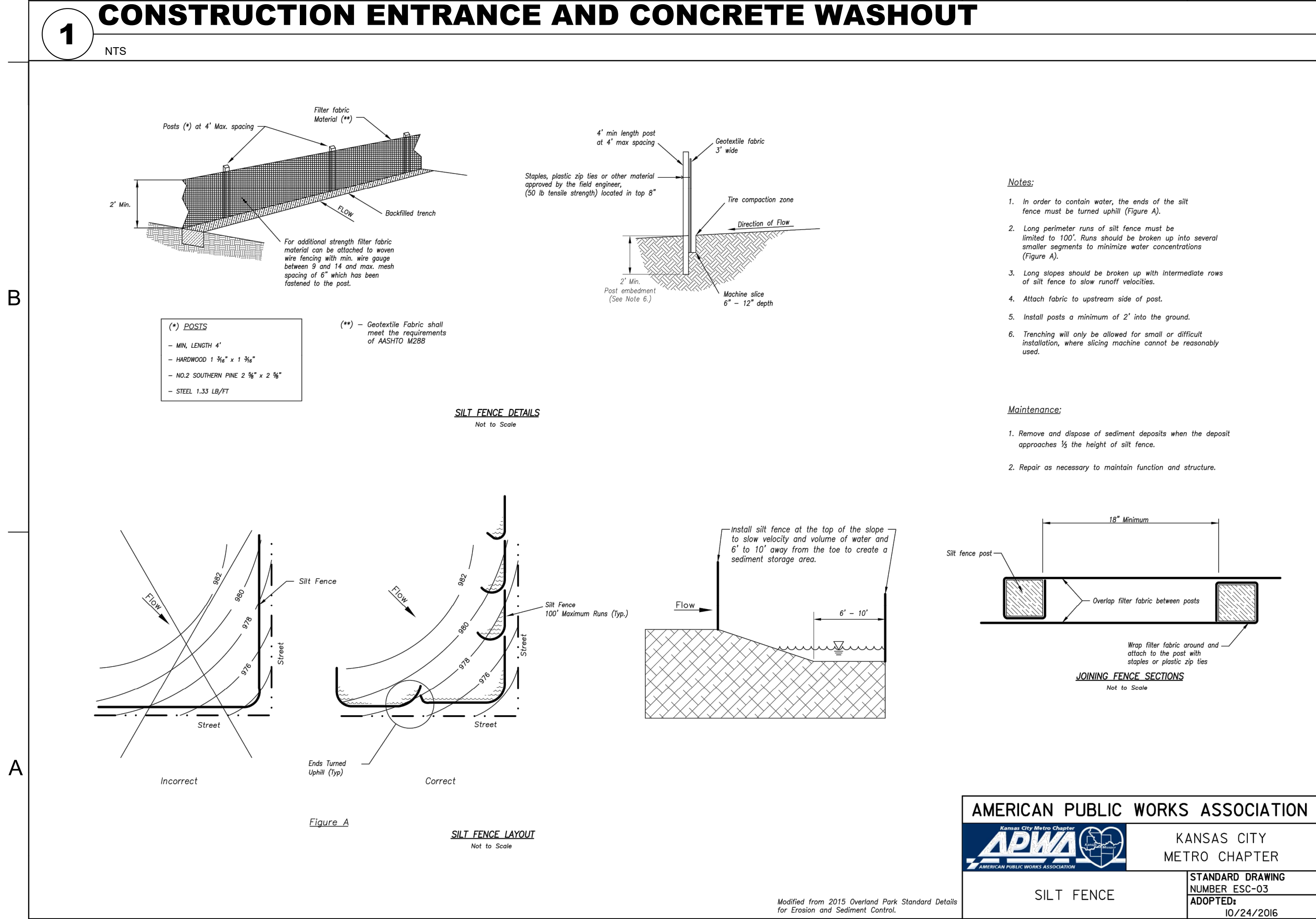
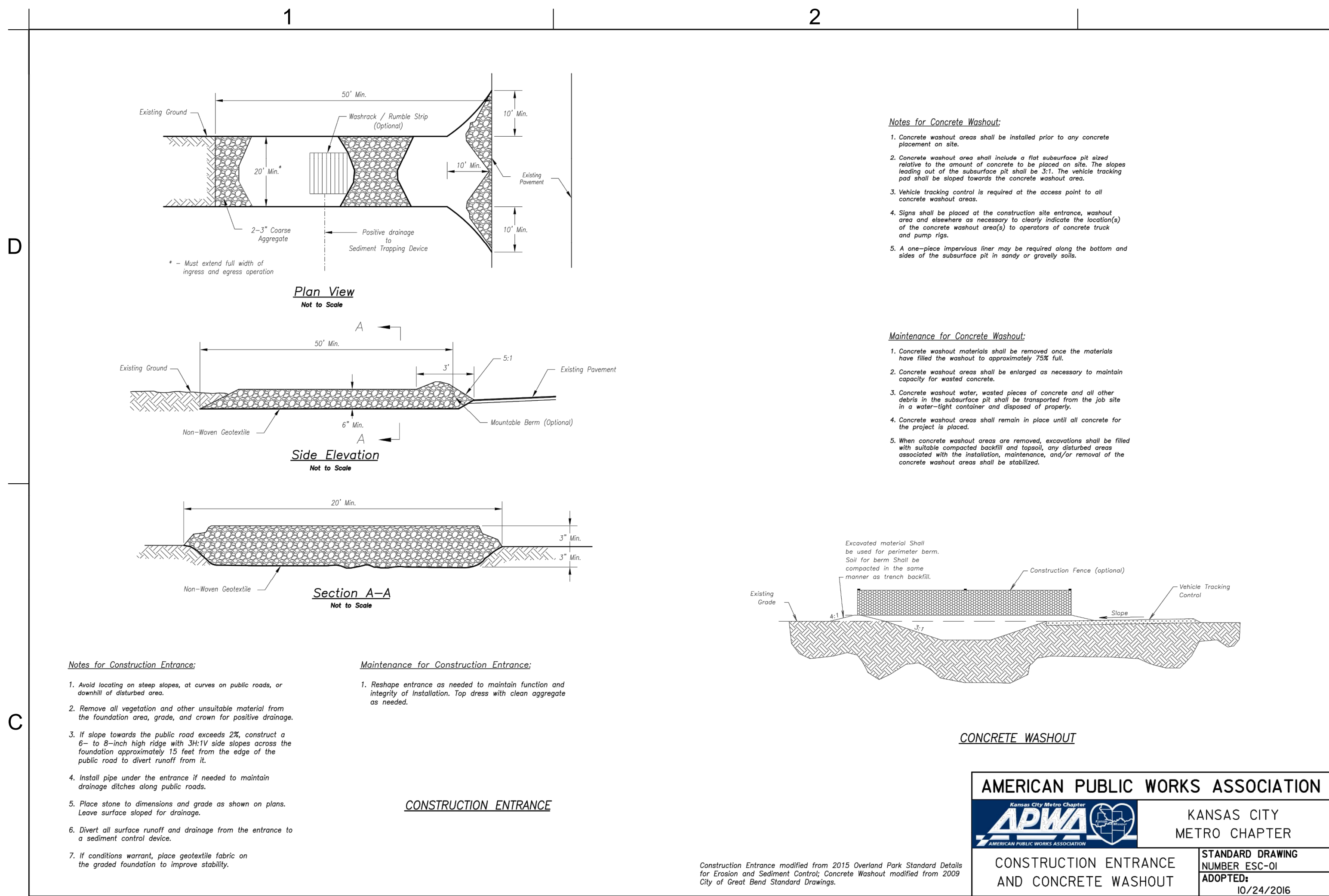
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9229 WARD PARKWAY, SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200

STRUCTURAL ENGINEER
LEIGH + OKANE
MISSOURI COA #
250 NE MURBERRY, SUITE 201
LEE'S SUMMIT, MO. 64086
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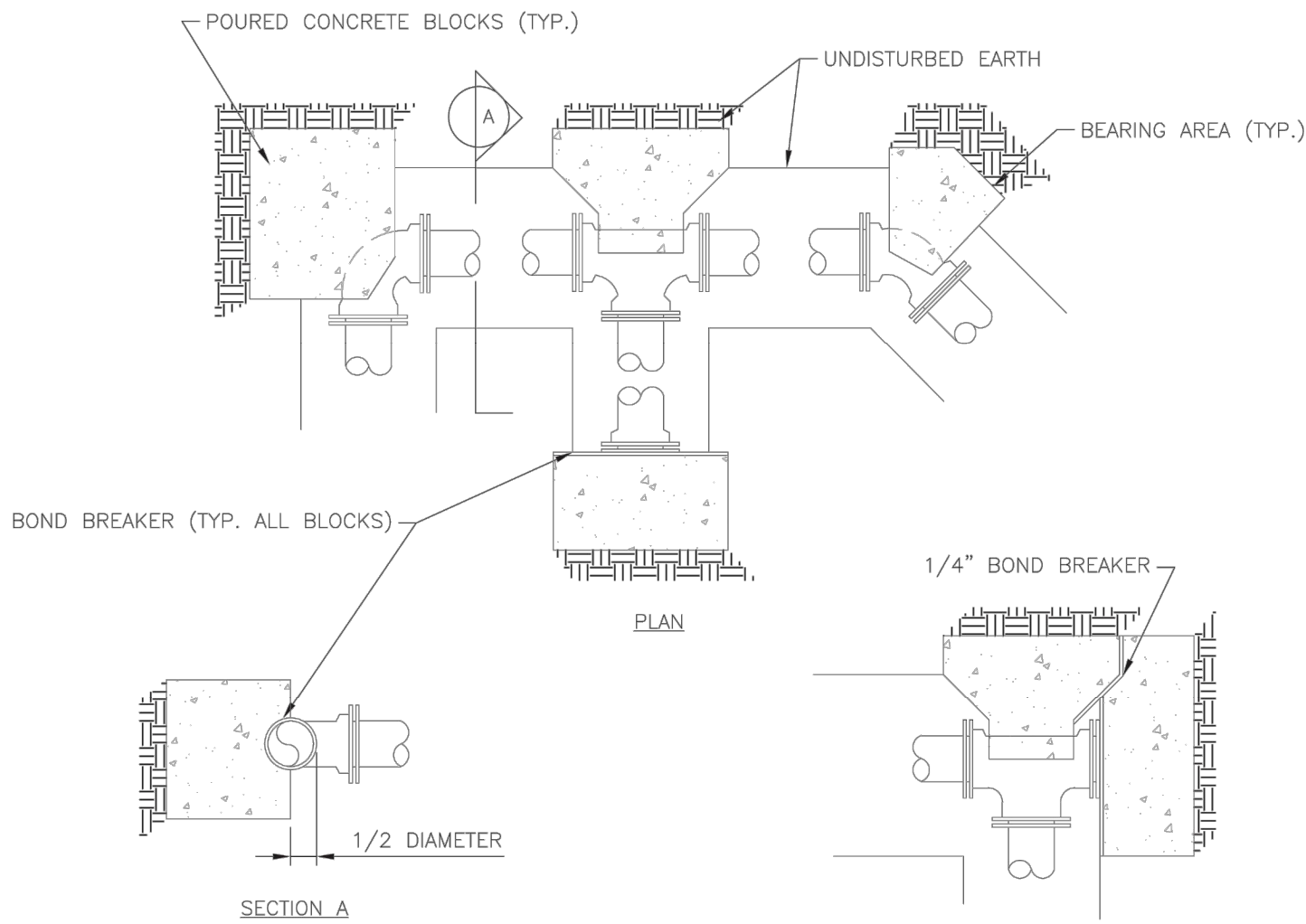
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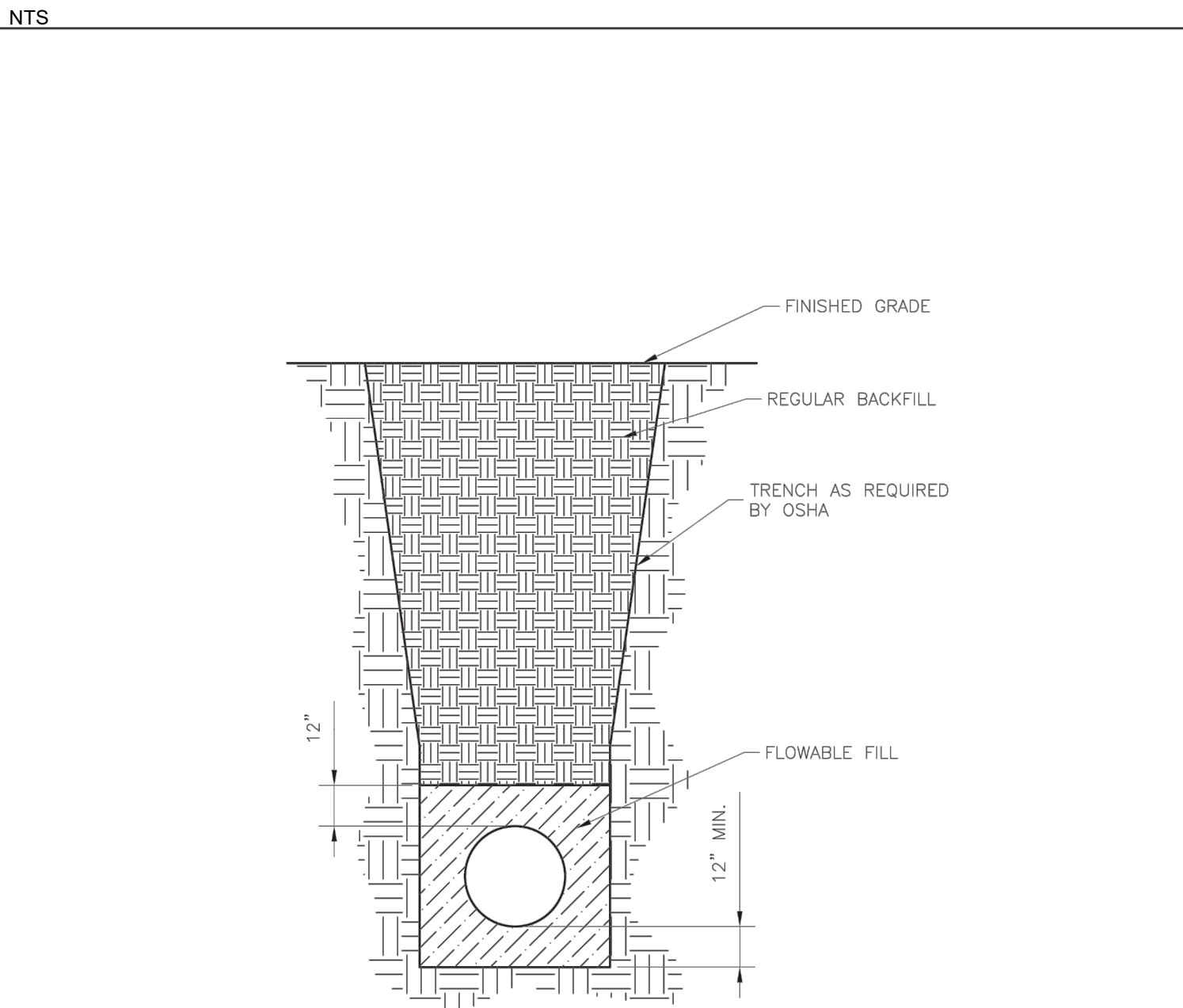
REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	60.1	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LS	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>	Date: 01/2016
		Drawn By: JN
		Checked By: DL
HORIZONTAL THRUST BLOCK		WAT-1

1 HORIZONTAL THRUST BLOCK

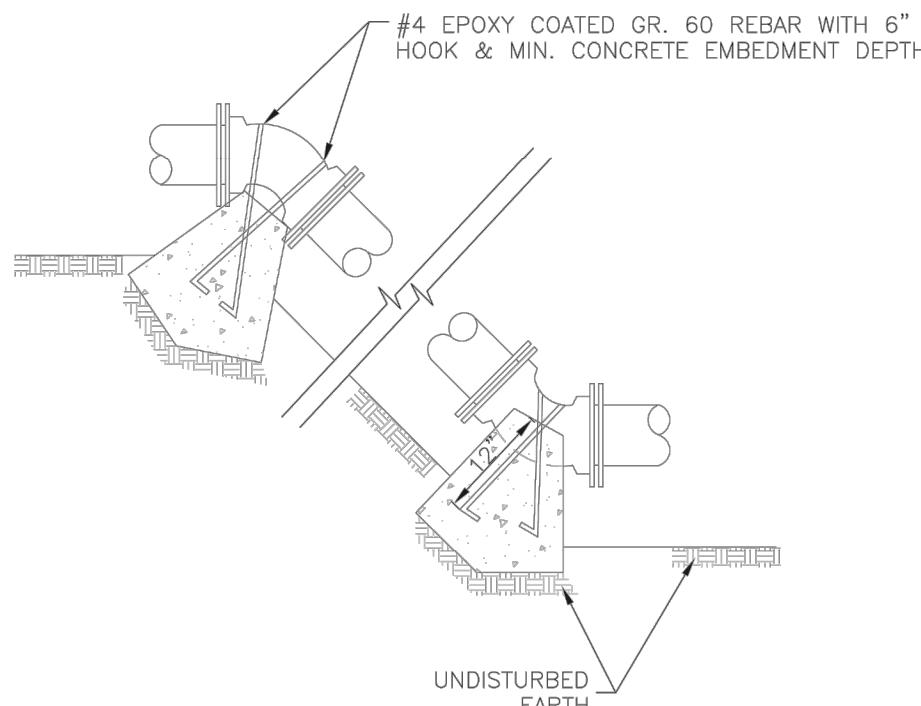


- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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		Drawn By: JN
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WATER TRENCH CHECK DETAIL		WAT-6

4 WATER TRENCH CHECK DETAIL

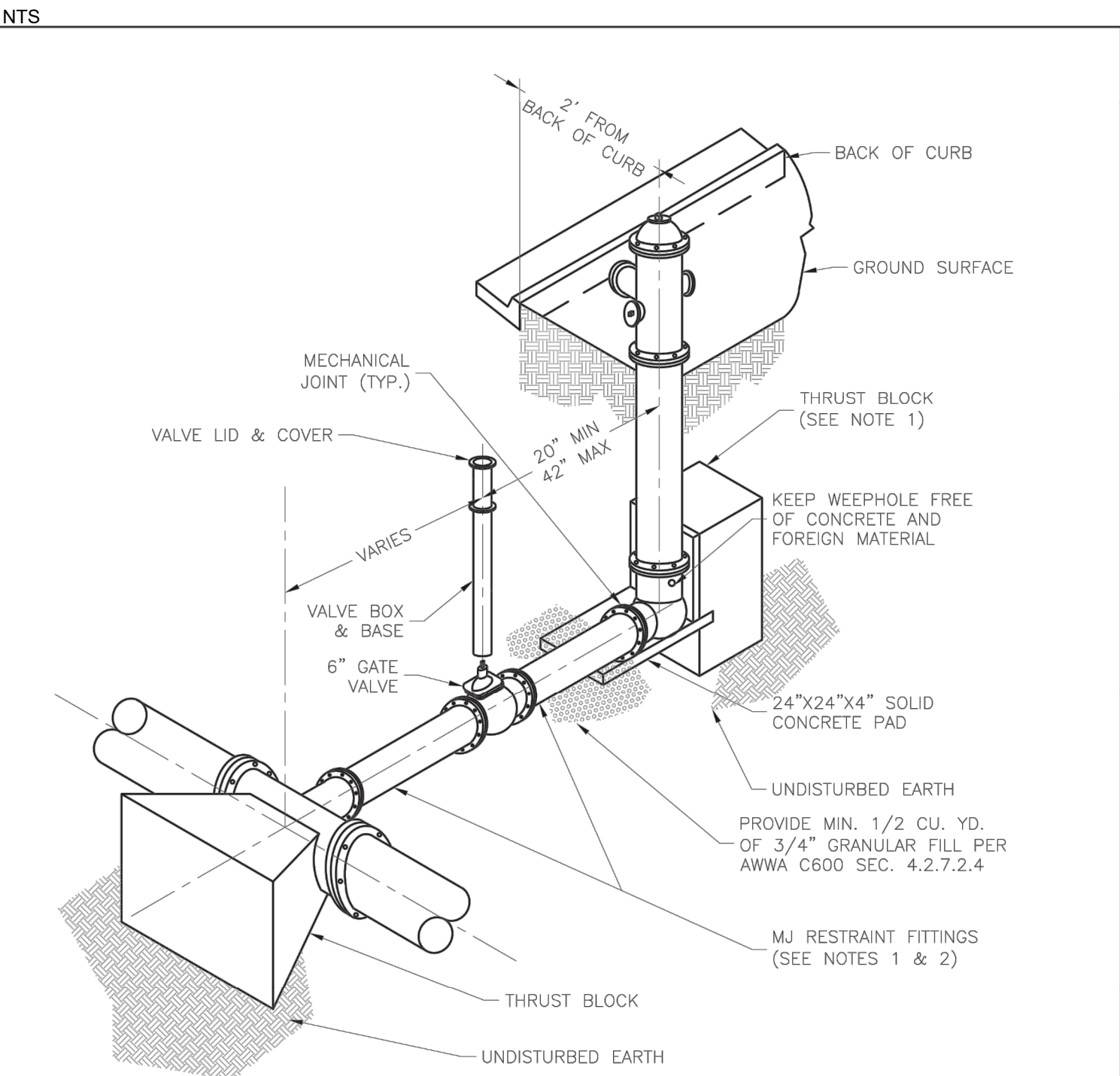
REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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		Drawn By: JN
		Checked By: DL
VERTICAL THRUST BLOCK		WAT-2

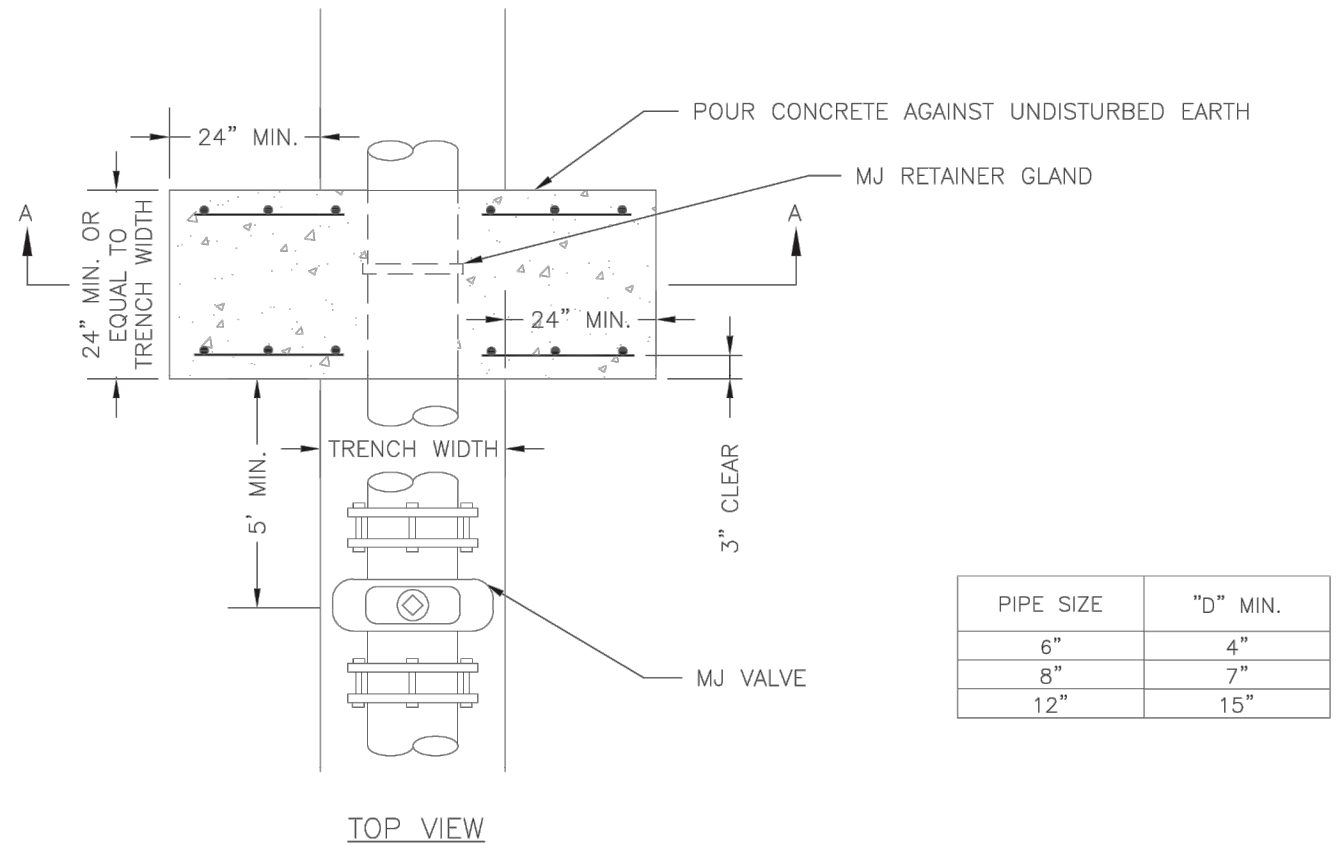
2 VERTICAL THRUST BLOCK



- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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HYDRANT - STRAIGHT SET		WAT-7

5 HYDRANT - STRAIGHT SET

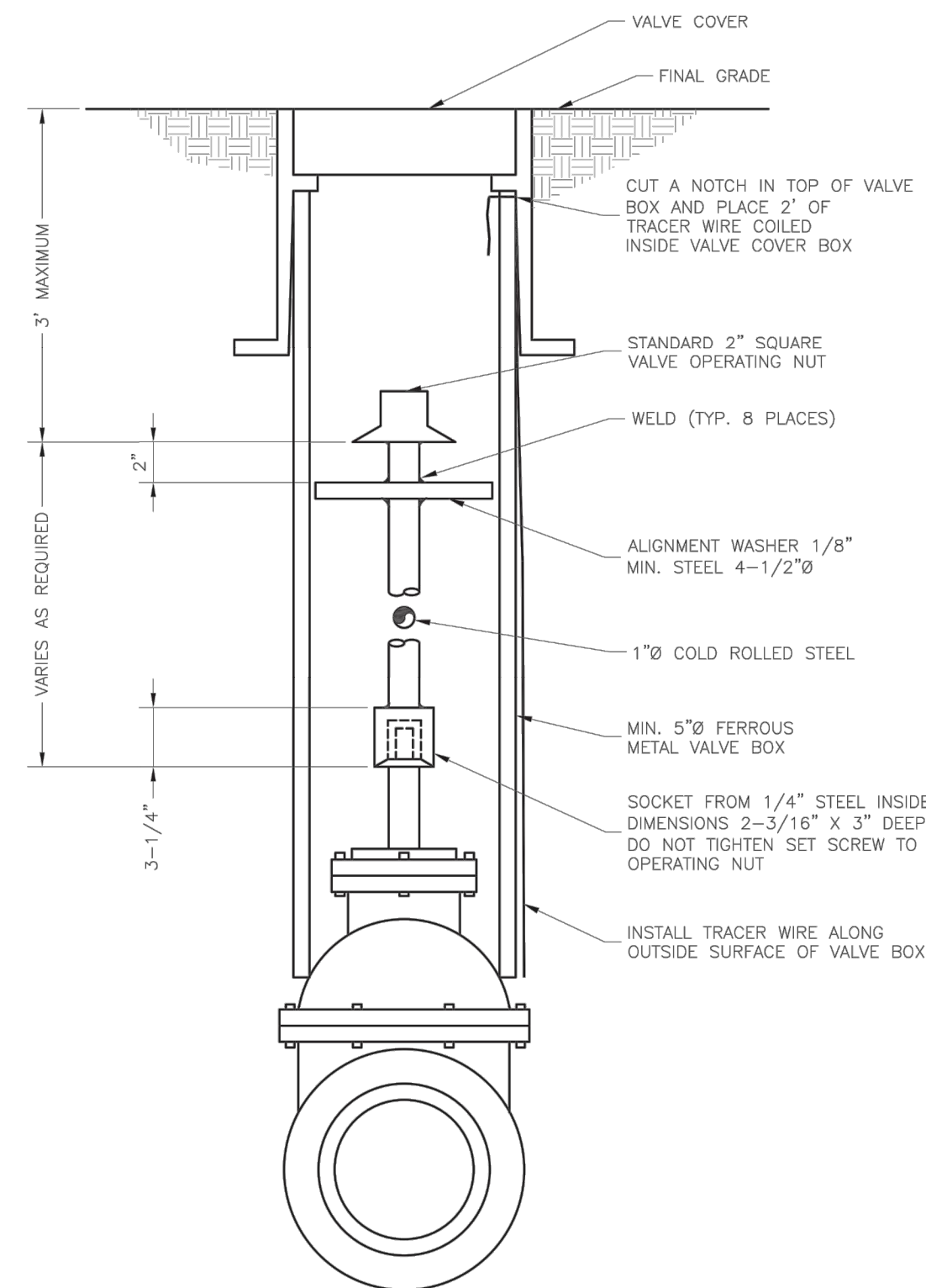


PIPE SIZE	"D" MIN.
6"	4"
8"	7"
12"	15"

- NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

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STRADDLE BLOCK		WAT-3

3 STRADDLE BLOCK



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VALVE STEM EXTENSION AND VALVE BOX		WAT-9

6 VALVE STEM EXTENSION & VALVE BOX



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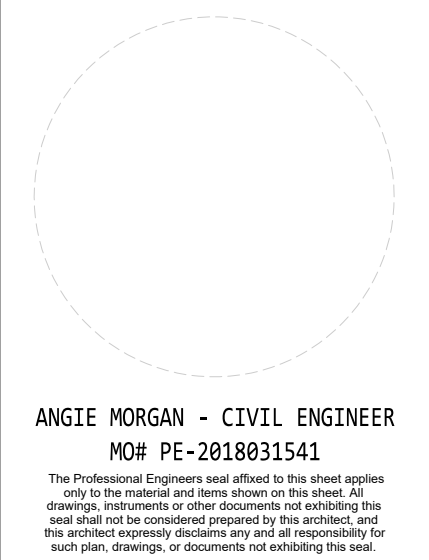
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**WATER
DETAILS**

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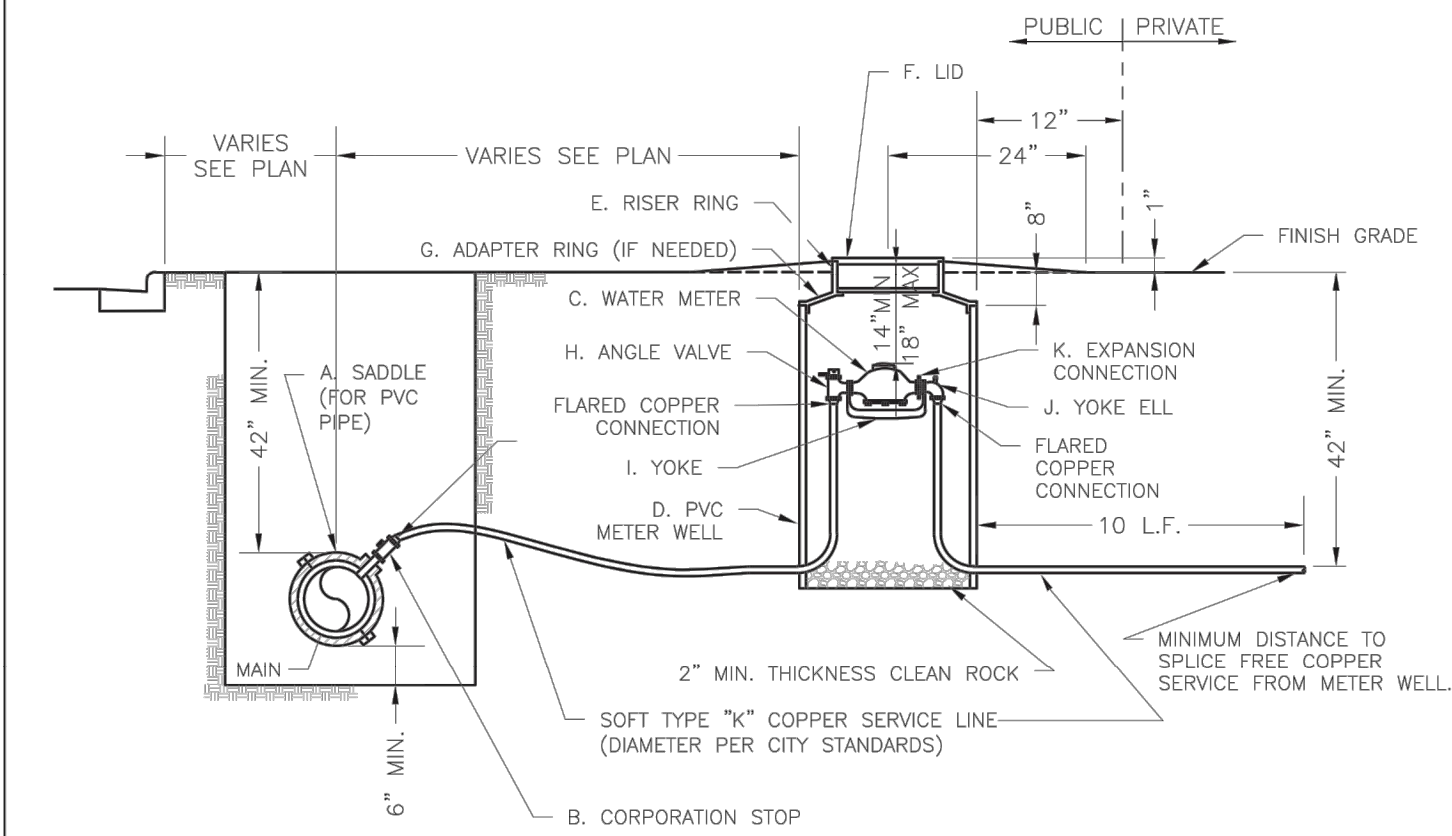
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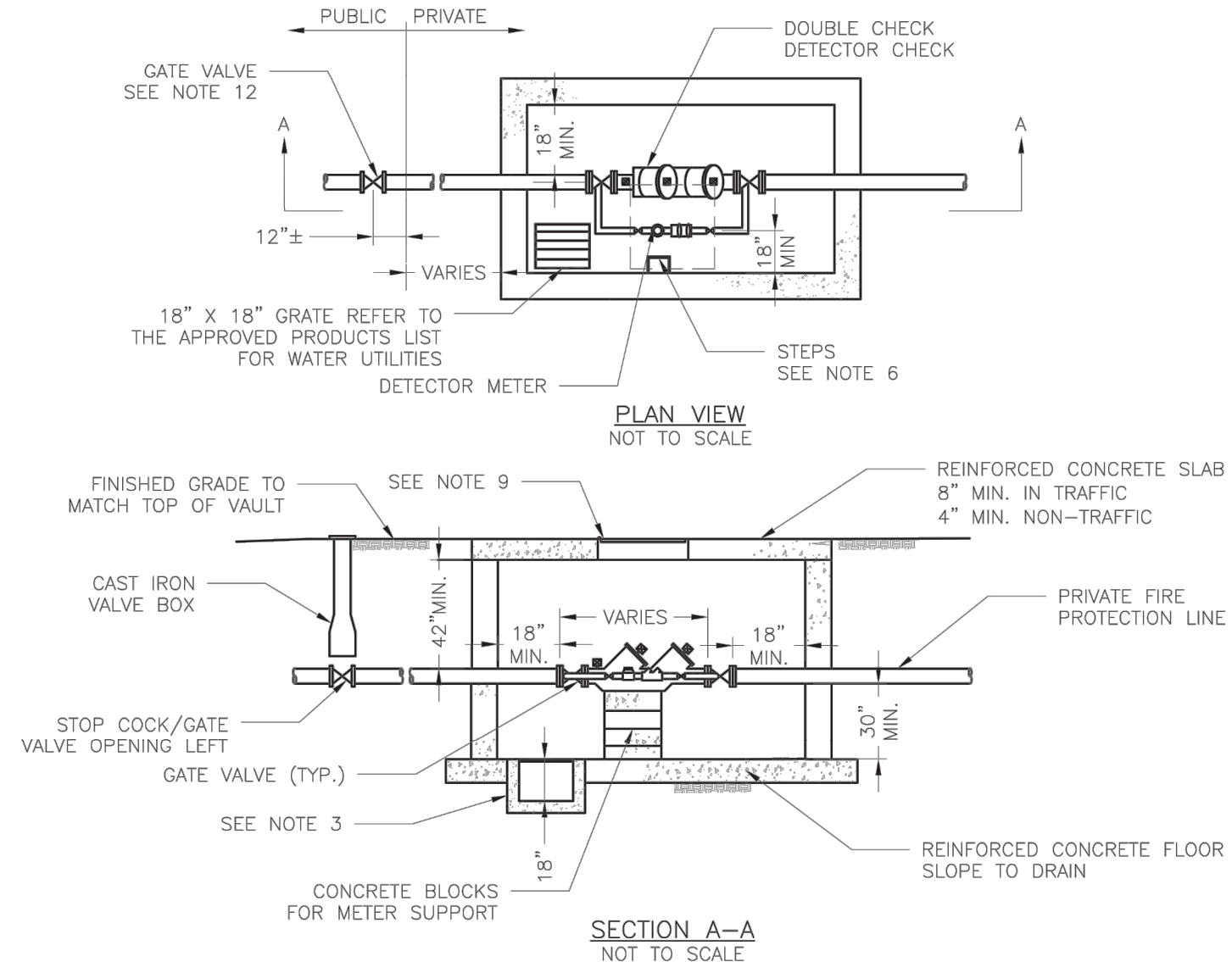


- NOTES:
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 - 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 - EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 - NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 - SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 - LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 - CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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		Checked By: DL
SERVICE CONNECTION WITH METER WELL		WAT-11

1 SERVICE CONNECTION WITH METER WELL

NTS



- GENERAL NOTES:
- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
 - METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
 - METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
 - ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 - ALL FITTINGS TO BE BRASS.
 - STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
 - A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
 - ALL VALVES SHALL HAVE RISING STEMS.
 - FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
 - A MINIMUM OF 16" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
 - METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
 - IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

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		Drawn By: JN
		Checked By: DL
VAULT FOR DOUBLE CHECK DETECTOR CHECK		WAT-12

2 VAULT FOR DOUBLE CHECK DETECTOR CHECK

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KANSAS CITY, MO 64114
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MISSOURI COA #000008
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KANSAS CITY, MO 64114
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9229 WARD PARKWAY, SUITE # 210
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100% DESIGN DEVELOPMENT DRAWINGS

#	Description	Date
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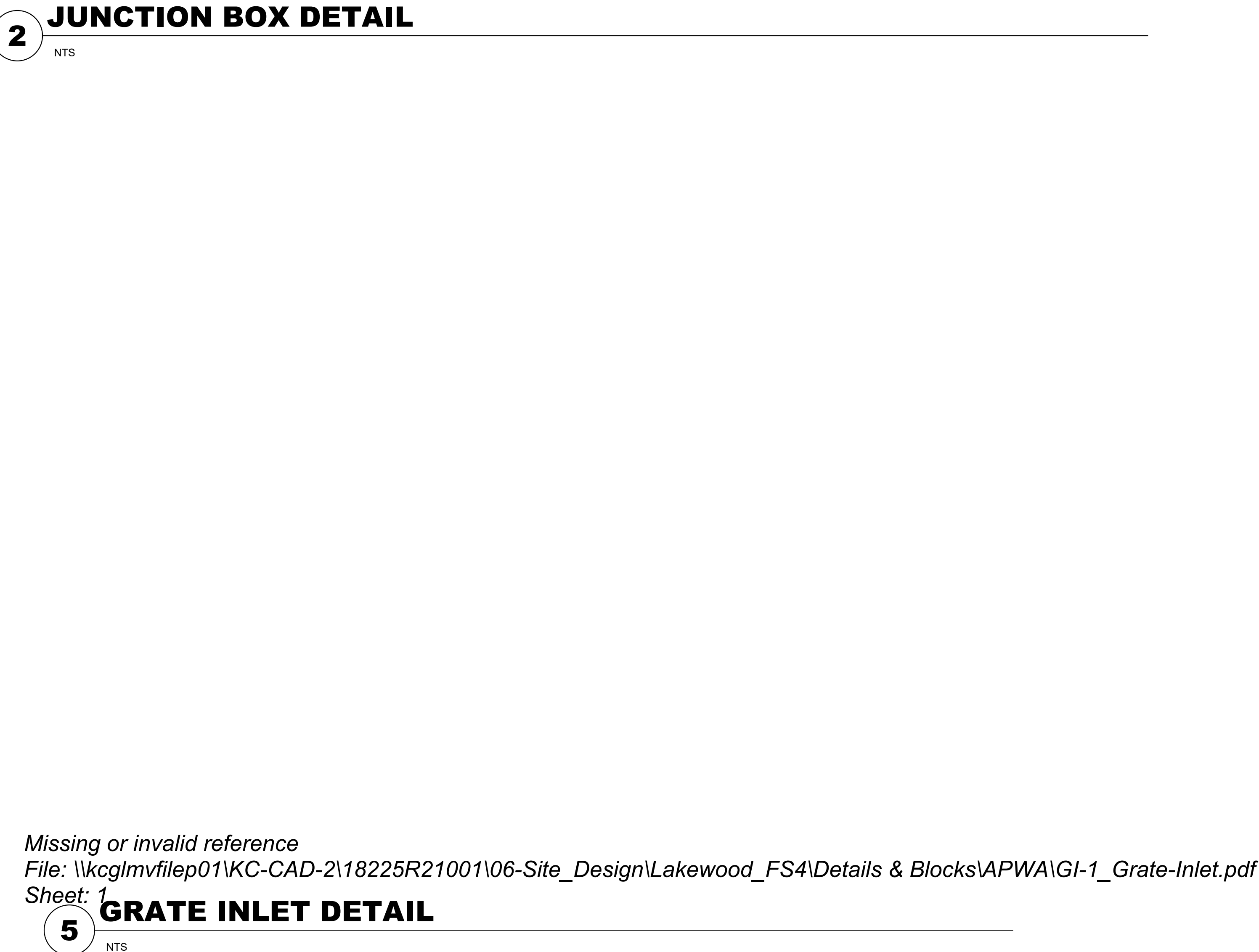
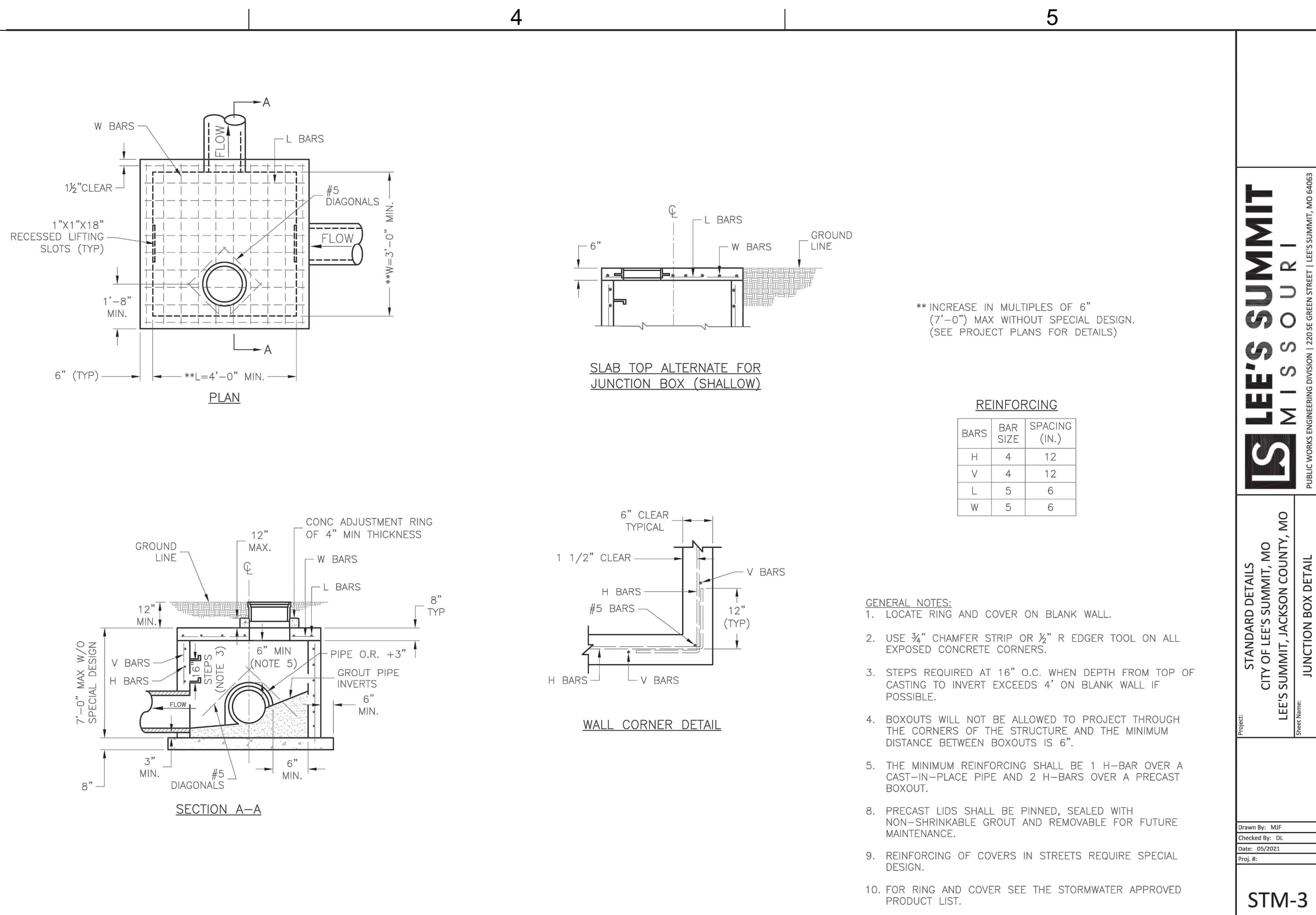
PROJECT NO:	18225R21001
DATE:	02.21.2022
DRAWN BY:	DMH
CHKD BY:	ALM

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WATER
DETAILS

C-521

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C

B

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5

Section 2721

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.



MATERIALS

The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION

The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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	DATE	02-21-18	PROJECT NO./NAME						
8 IN - 36 IN DRAIN BASIN SPECIFICATIONS									
DWG SIZE	A	SCALE	1:1	SHEET	1 OF 1	DWG NO.	7001-110-011	REV	J

1

ENGINEERED SURFACE DRAINAGE PRODUCTS SPECIFICATIONS

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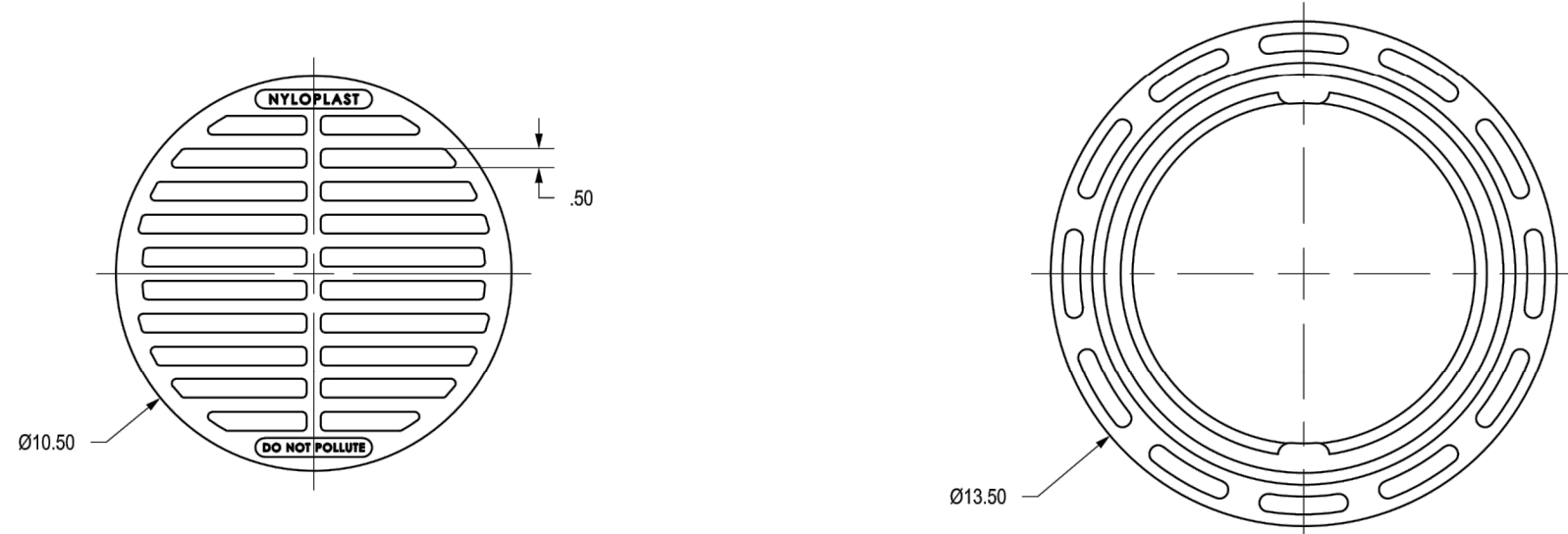
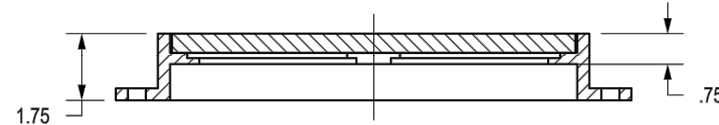
2

24" DRAIN BASIN QUICK SPEC INSTALLATION DETAIL



NTS

1099CGSF

APPROX. DRAIN AREA = 37.35 SQ IN
APPROX. WEIGHT = 15.40 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY
ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF
JUSTICE, 28 CFR PART 36.

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	DATE	6-25-18	DUCTILE IRON						
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	DATE	6-25-18							
10 IN STANDARD GRATE ASSEMBLY - TYPE B									
DWG SIZE	A	SCALE	1:5	SHEET	1 OF 1	DWG NO.	7001-110-540	REV	A

3

10" STANDARD GRATE ASSEMBLY - TYPE B

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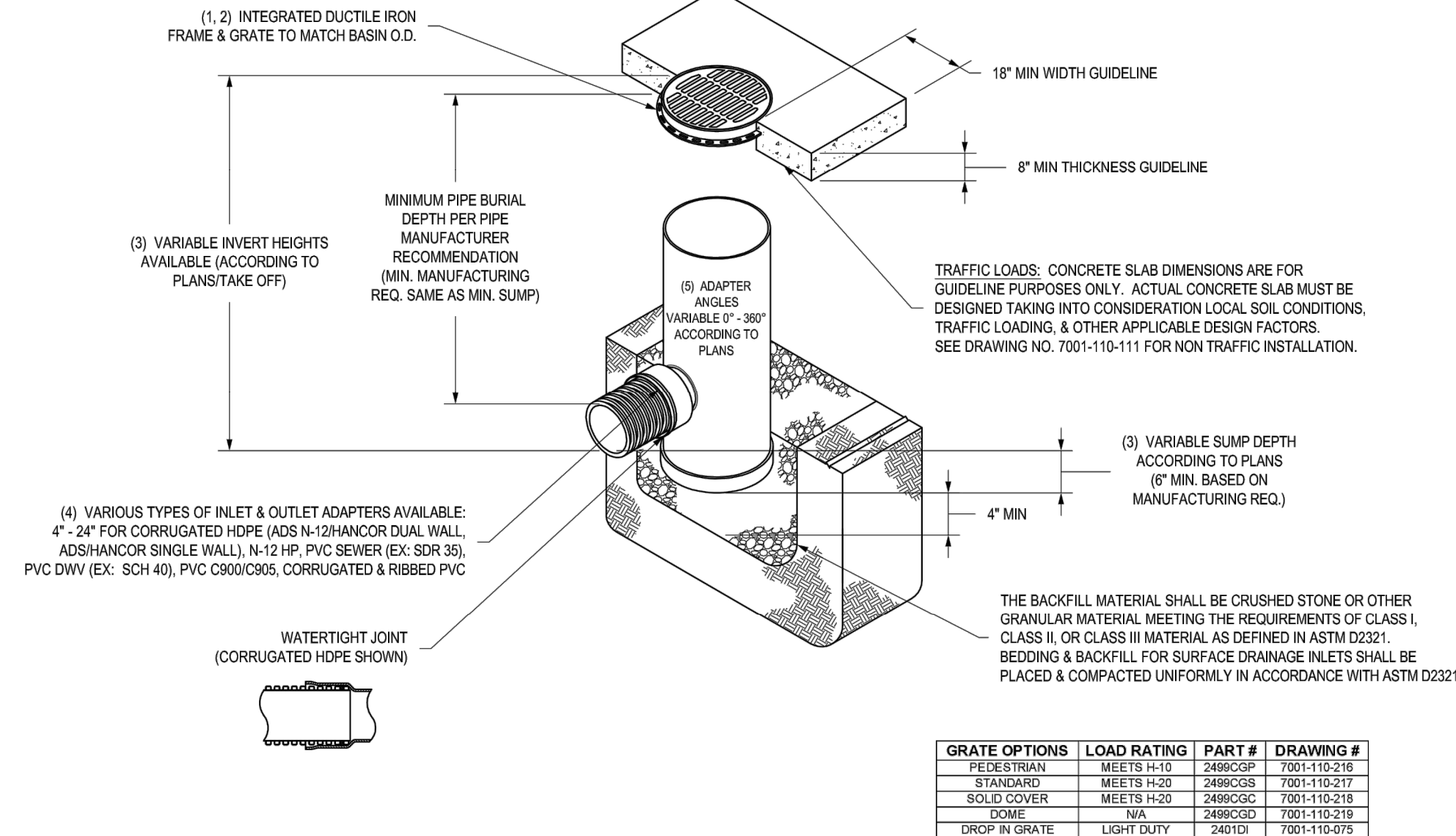
2

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5



NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2486CPT	7001-110-218
STANDARD	MEETS H-20	2486C08	7001-110-217
SOLID COVER	MEETS H-20	2486C00	7001-110-219
DOME	NA	2486C00	7001-110-219
DRCP IN GRATE	LIGHT DUTY	2481D1	7001-110-075

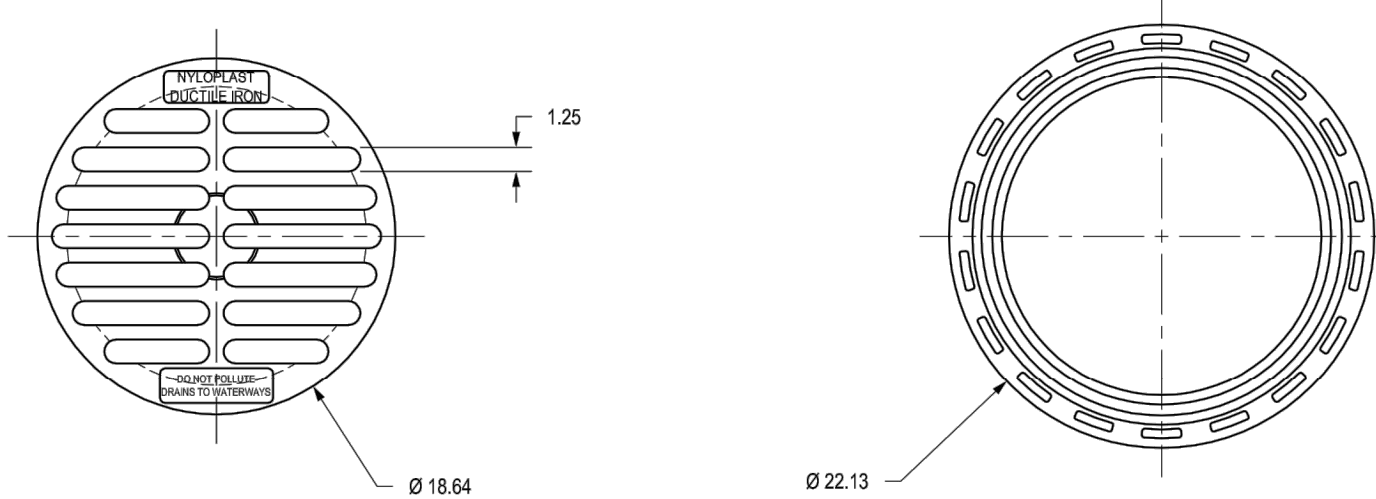
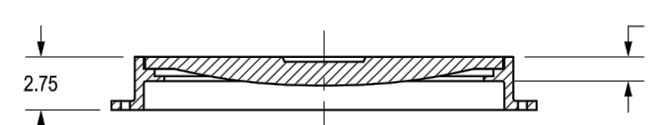
- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-086.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12) AND/OR DUAL WALL, N-12 HP & PVC SEWER.
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 30°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-075.

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DATE 03-14-16	PROJECT NO./NAME	
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL		REV E

1899CGS

APPROX. DRAIN AREA = 116.72 SQ IN
APPROX. WEIGHT WITH FRAME = 68.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOOKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-029

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18" STANDARD GRATE ASSEMBLY-TYPE C

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KANSAS CITY, MO 64114
TEL: (816) 444-4200

CIVIL ENGINEER
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MISSOURI COA #2018033898
9229 WARD PARKWAY, SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200

STRUCTURAL ENGINEER
LEIGH + OKANE
MISSOURI COA # _____
250 NE MURBERRY, SUITE 201
LEE'S SUMMIT, MO. 64086
(816) 444-3144 PHONE

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STORMWATER DETAILS

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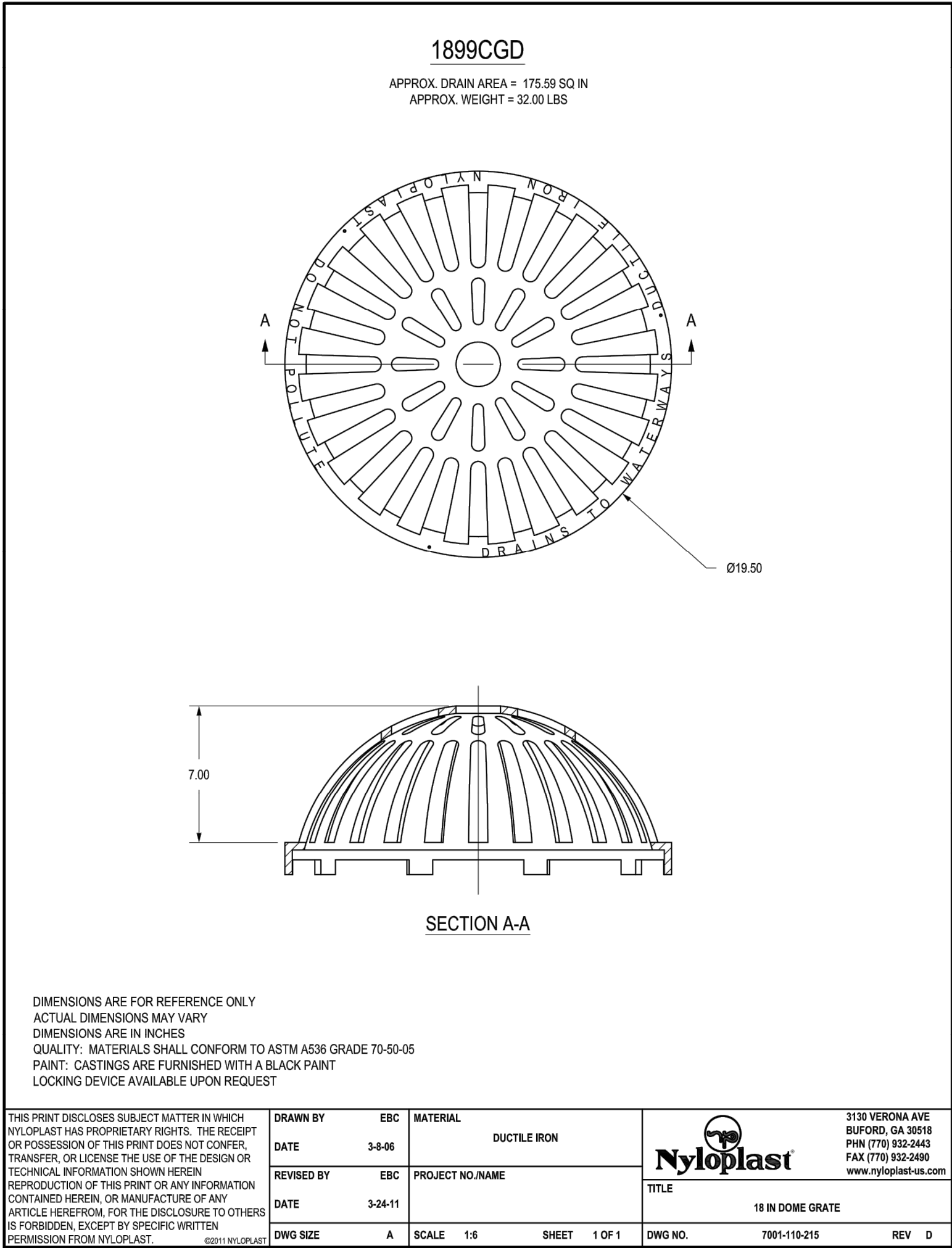
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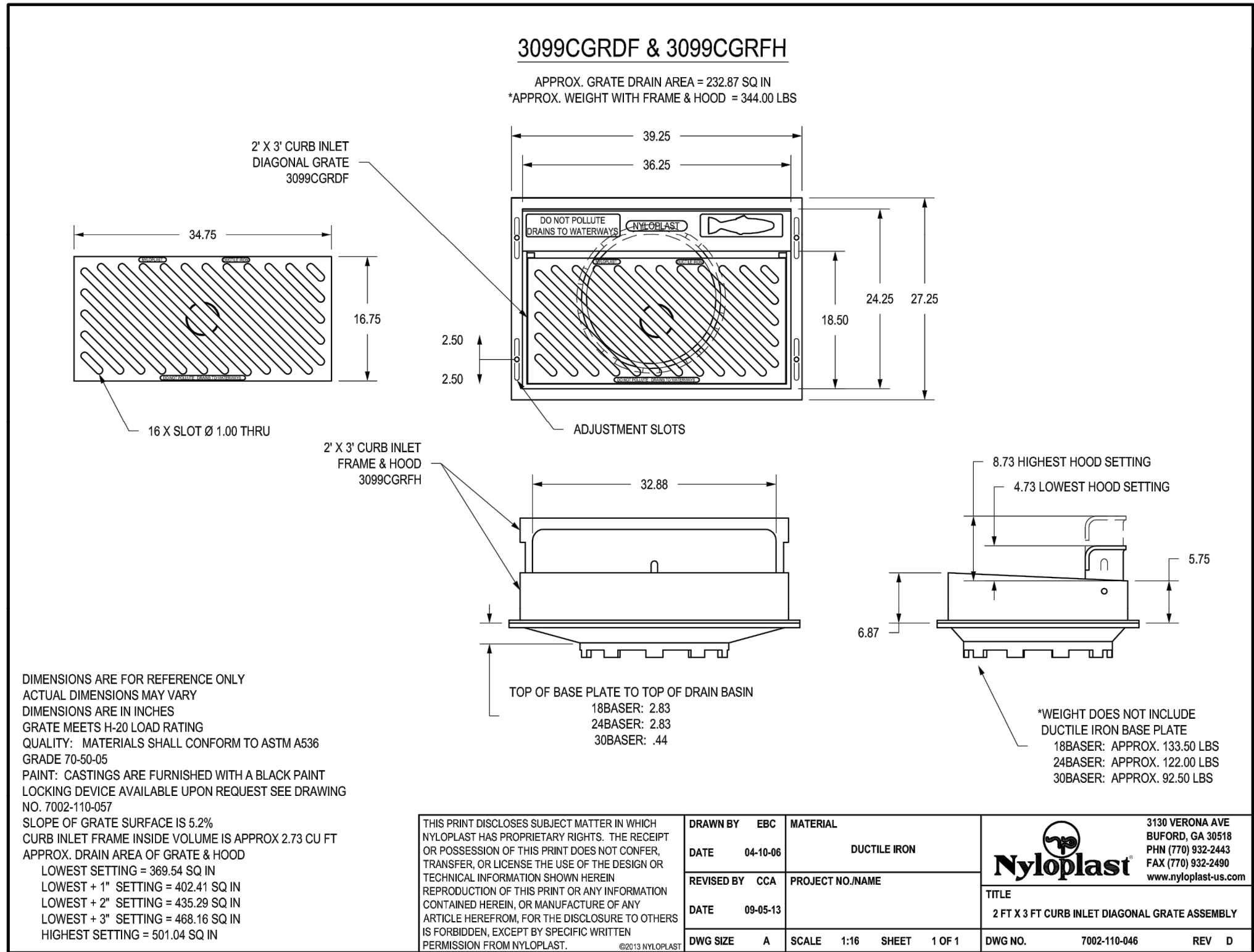
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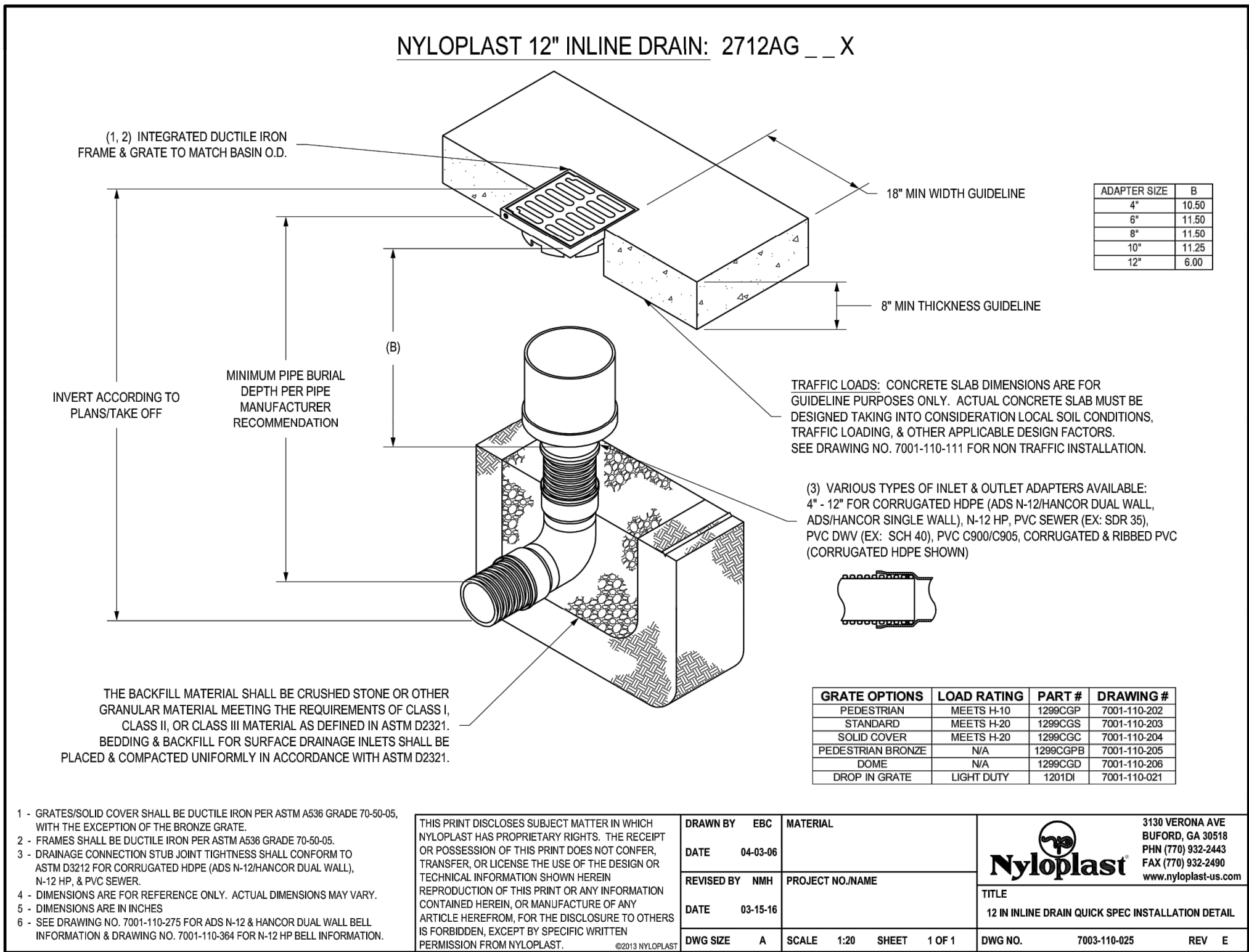
1 18" DOME GRATE

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2 2'x3' CURB INLET DIAGONAL GRATE ASSEMBLY

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3 12" INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

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9229 WARD PARKWAY
SUITE # 210
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TEL: (816) 444-4200

STRUCTURAL ENGINEER
LEIGH + OKANE
MISSOURI COA # _____
250 NE MURBERRY, SUITE 201
LEE'S SUMMIT, MO, 64086
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STORMWATER DETAILS

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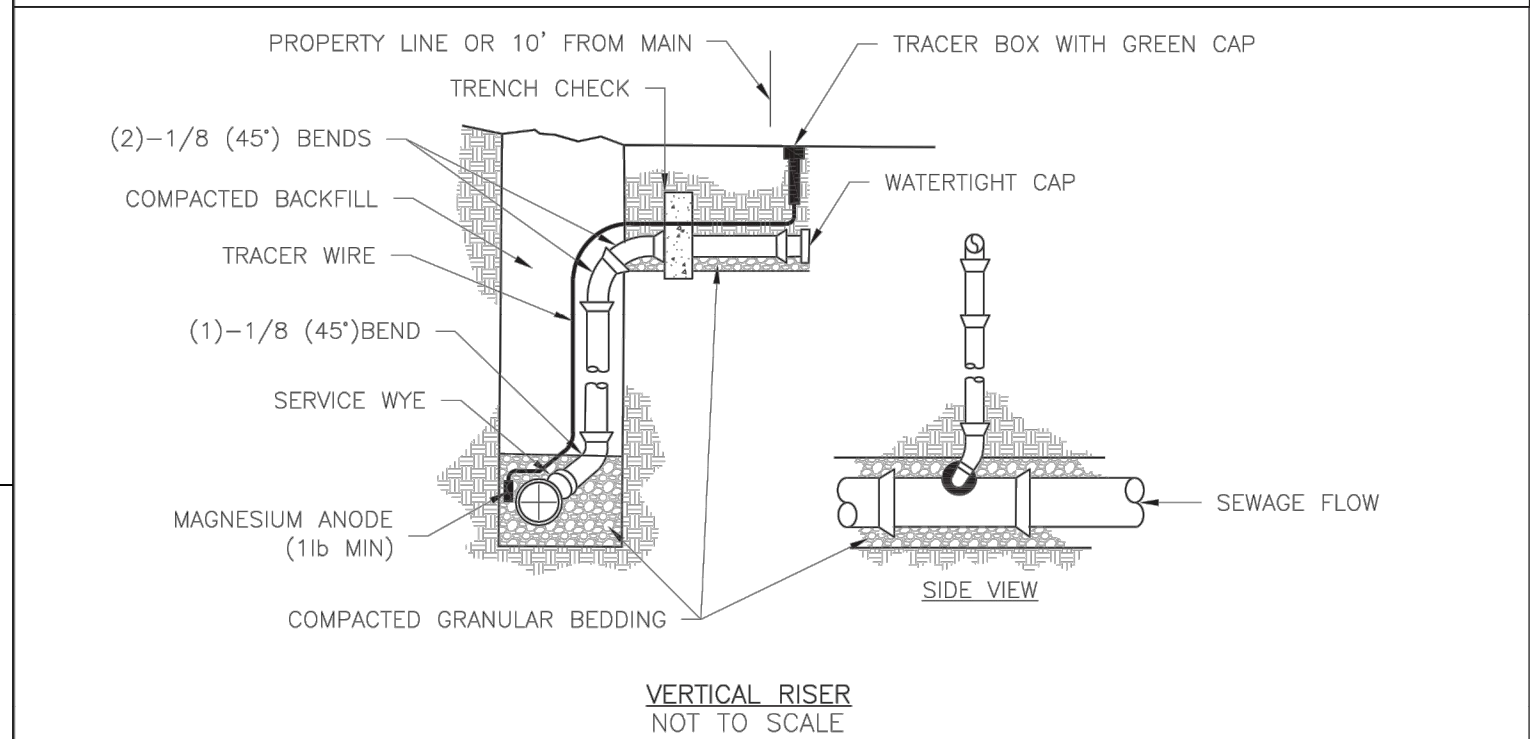
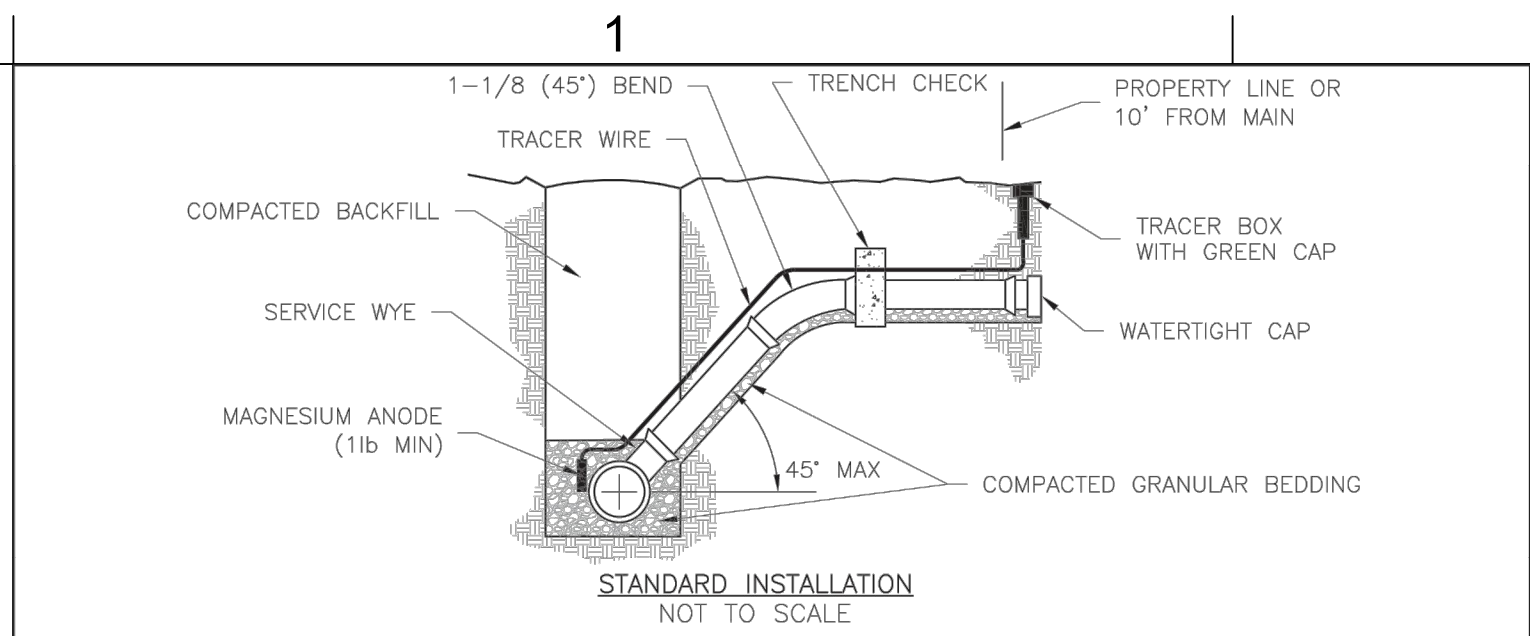
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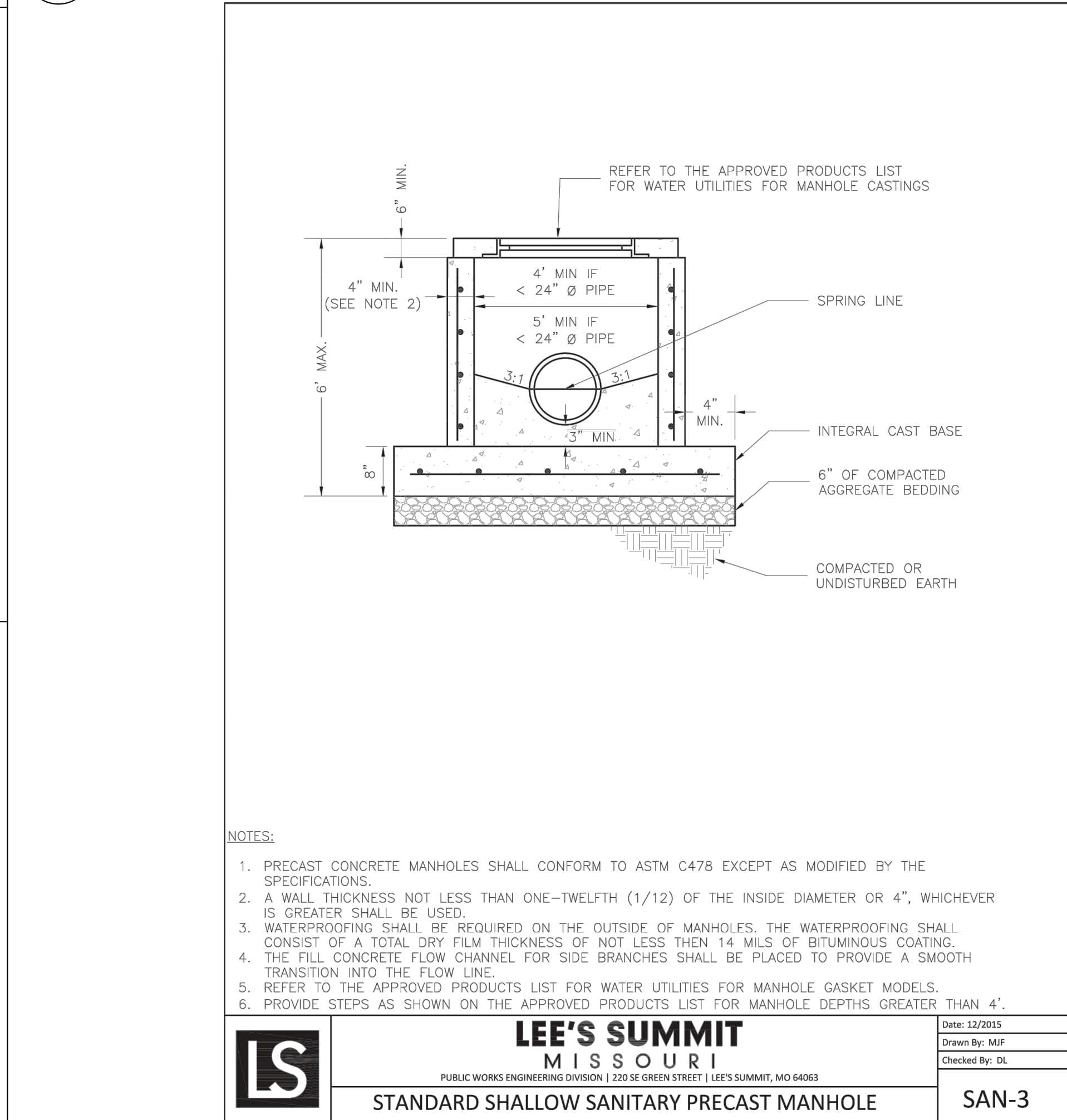


- NOTES:**
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE PIPE.
 4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

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	SANITARY SEWER STUB DETAIL	SAN-1

1 SANITARY SEWER STUB

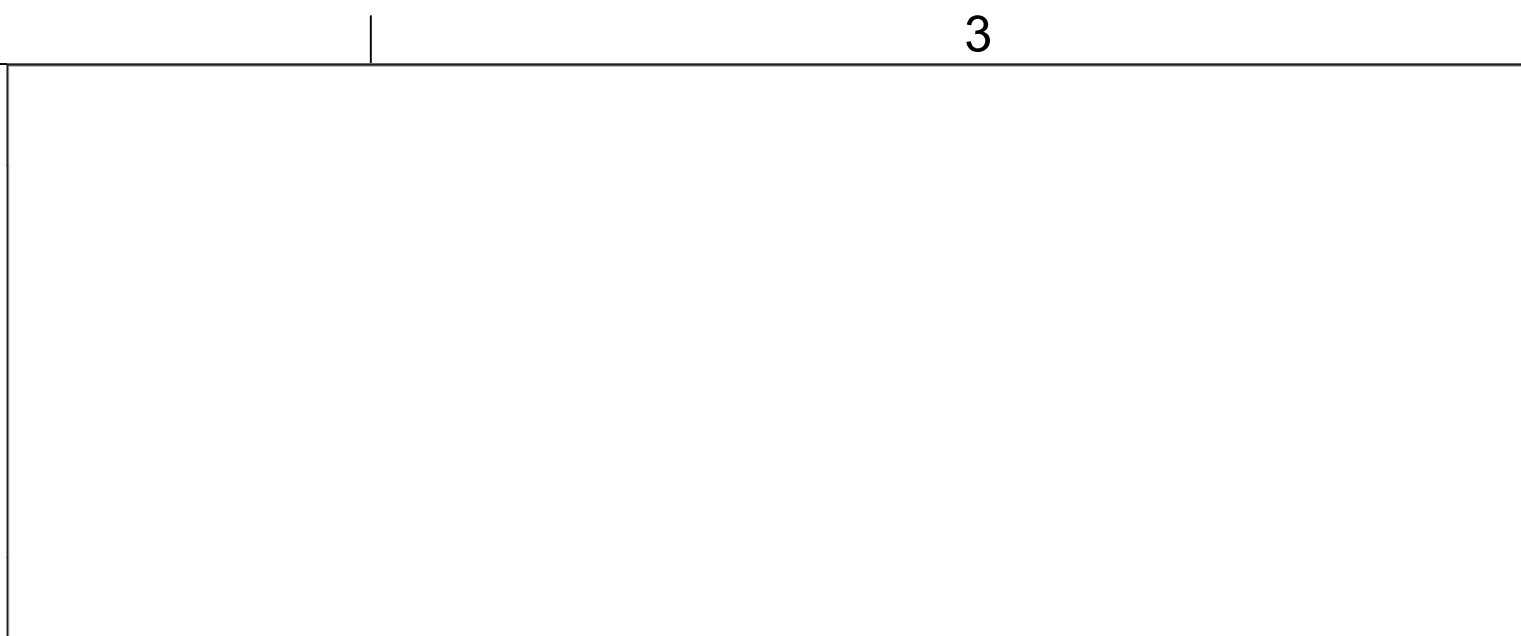
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	STANDARD SHALLOW SANITARY PRECAST MANHOLE	SAN-3

4 STANDARD SHALLOW SANITARY PRECAST MANHOLE

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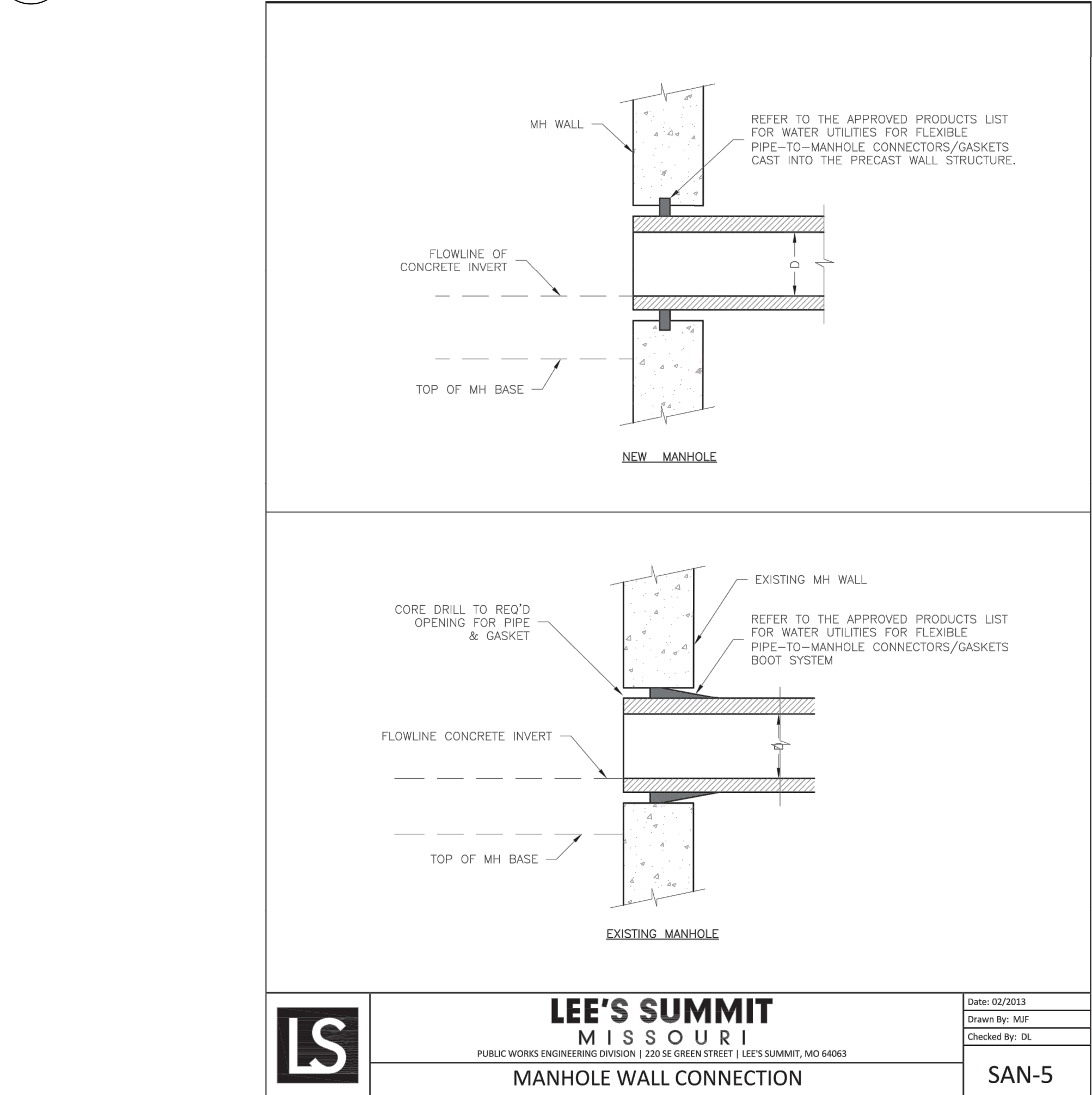


- NOTES:**
1. FOR PIPES LESS THAN 15", T = 6" MIN.
 2. FOR PIPES 15" THRU 36", T = 8" MIN.
 3. INTERMEDIATE BELLS SHALL BE ENCASED.
 4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

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	PIPE ENCASEMENT DETAIL	SAN-7

2 PIPE ENCASEMENT

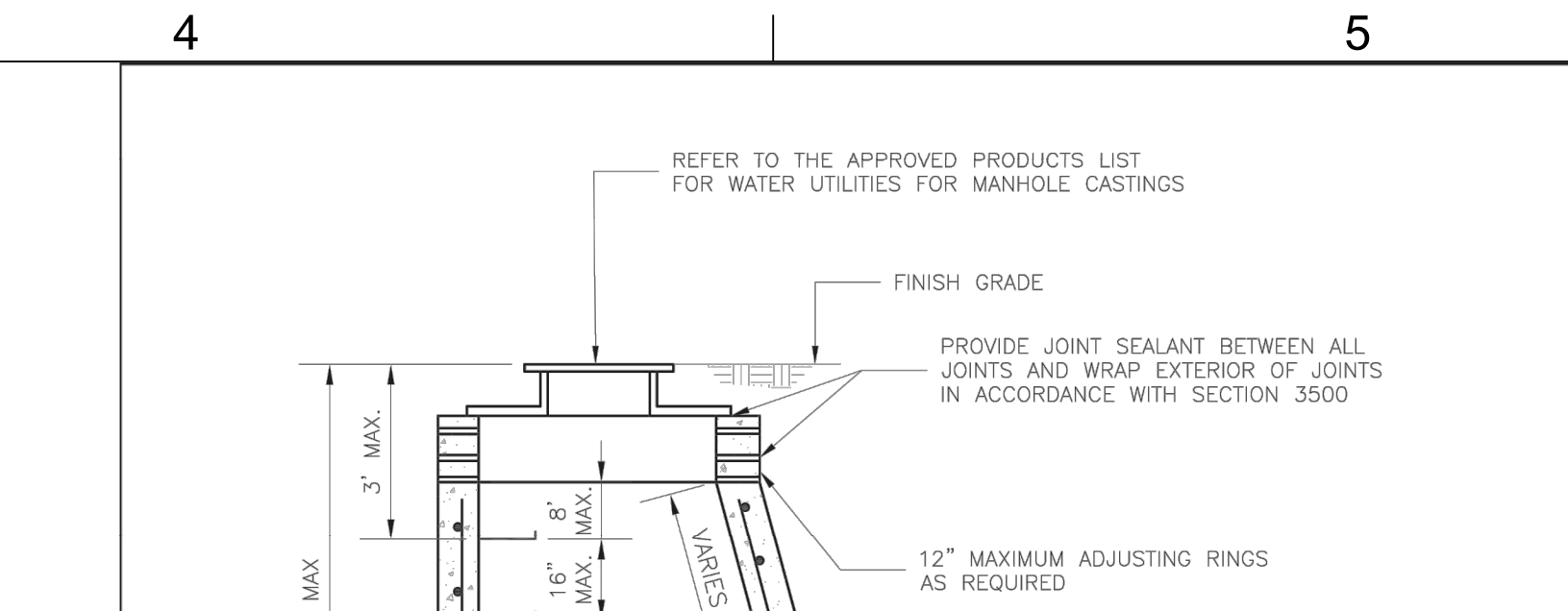
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	MANHOLE WALL CONNECTION	SAN-5

5 MANHOLE WALL CONNECTION

NTS



- NOTES:**
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
 3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
 7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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	STANDARD SANITARY PRECAST MANHOLE	SAN-2

3 STANDARD SANITARY PRECAST MANHOLE

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SUITE # 210
KANSAS CITY, MO 64114
TEL: (816) 444-4200
FAX: (316) 265-5646
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FIRE STATION #4
CITY OF LEE'S SUMMIT

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100% DESIGN DEVELOPMENT DRAWINGS

REVISIONS:

#	Description	Date
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MO# PE-2018031541

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PROJECT NO: 18225R21001
DATE: 02.21.2022
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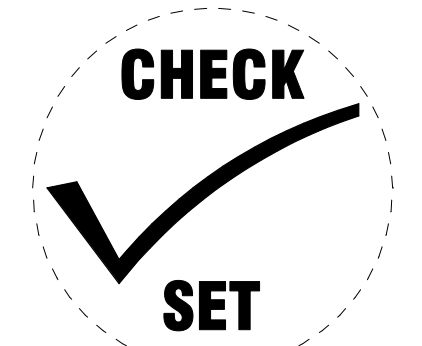
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SANITARY SEWER DETAILS

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NEIL P. BARTLEY - ENGINEER
MO# PE-2007023868

PROJECT NO: 18225R21001

DATE: 01.20.2021

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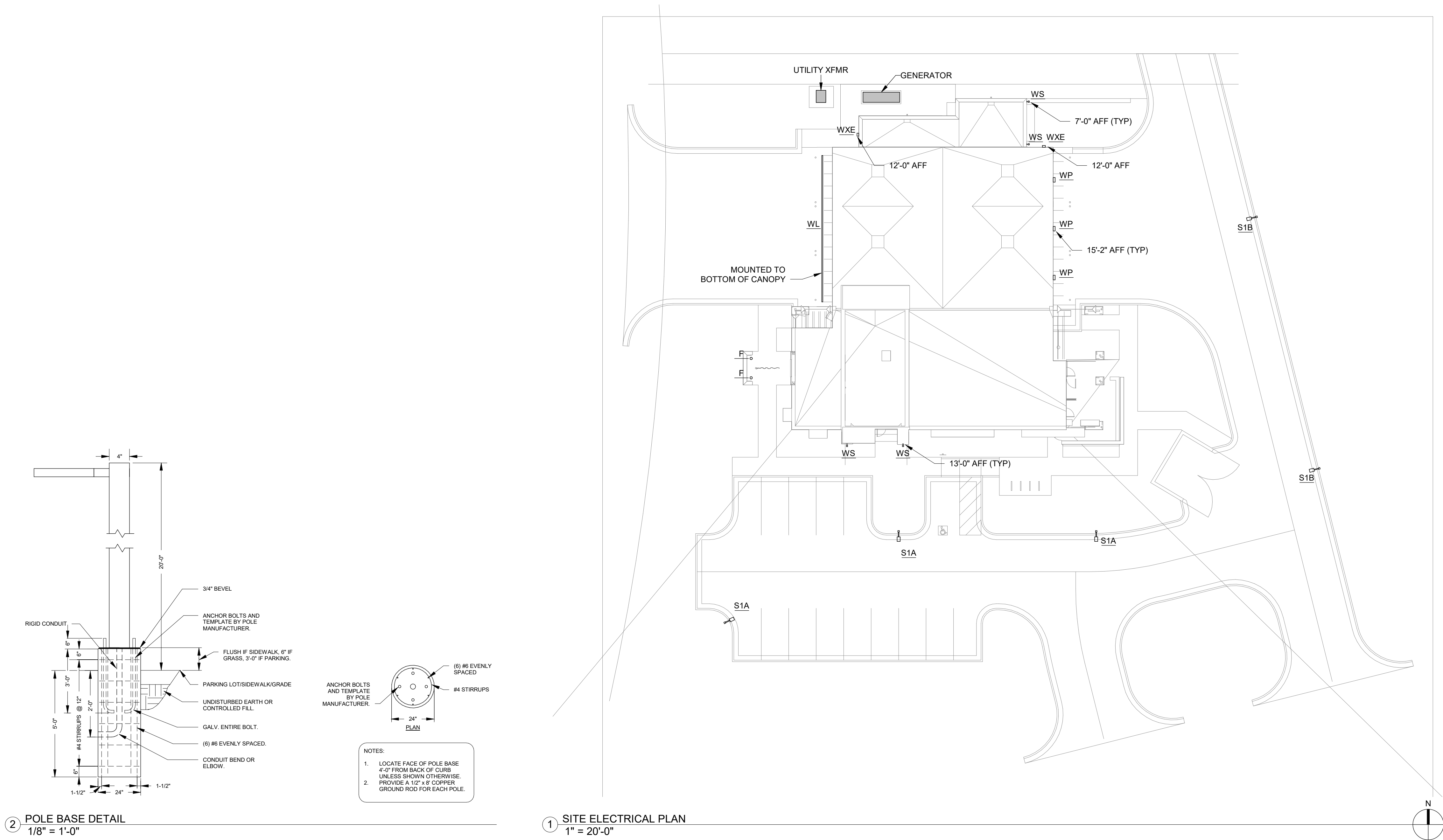
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ELECTRICAL SITE PLAN

ES001

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FIXTURE TAG	MANUFACTURER	MODEL	LIGHT SOURCE				DIMMING TYPE	MOUNTING TYPE	VOLTAGE	INPUT WATTS	INPUT VA	DESCRIPTION	NOTES
			TYPE	LUMENS	COLOR TEMP	CRI							
F	BEGA	84 457 - NON-SKID LENS	LED	3211	3000 K	80		IN-GRADE	120	28	31	CAS-T-IN PLACE IN-GRADE FIXTURE	
S1A	LITHONIA	DSX1 LED P4 30K T4M MVOLT	LED	7000	3500 K	80		POLE	277	125	139	SITE LIGHTING FIXTURE ON 20' SQUARE POLE	
S1B	LITHONIA	DSX1 LED P4 30K BLC MVOLT	LED	7000	3500 K	80		POLE	277	125	139	SITE LIGHTING FIXTURE ON 20' SQUARE POLE	
WL	LUMENPULSE	LOG RO 120 ~ 30K WWFL BK	LED	3592	3000 K	0		SURFACE	120	408	453	EXTERIOR LINEAR WALL-WASH FIXTURE. 4 FT SECTIONS, 8.5 W/FT	
WP	ACUITY	WDGE3	LED	8500	3000 K	0			120	59	66	EXTERIOR WALL PACK	
WS	BEGA	24 582	LED	1581	3000 K	85			120	17	18	EXTERIOR WALL. SQUARE DOWN LIGHT	
WXE	ACUITY	WDGE2 P1 E20WC	LED	1200	3000 K	0			120	10	11	EXTERIOR WALL PACK WITH COLD-WEATHER EM BATTERY	



2 POLE BASE DETAIL
1/8" = 1'-0"

1 SITE ELECTRICAL PLAN
1" = 20'-0"

FILE PATH: BM 360 //18225R21001_LeesSummitFireStation_#4 and #5(LSMO_FIRE STATIONS MEP_V19.rvt


D

C

B

A

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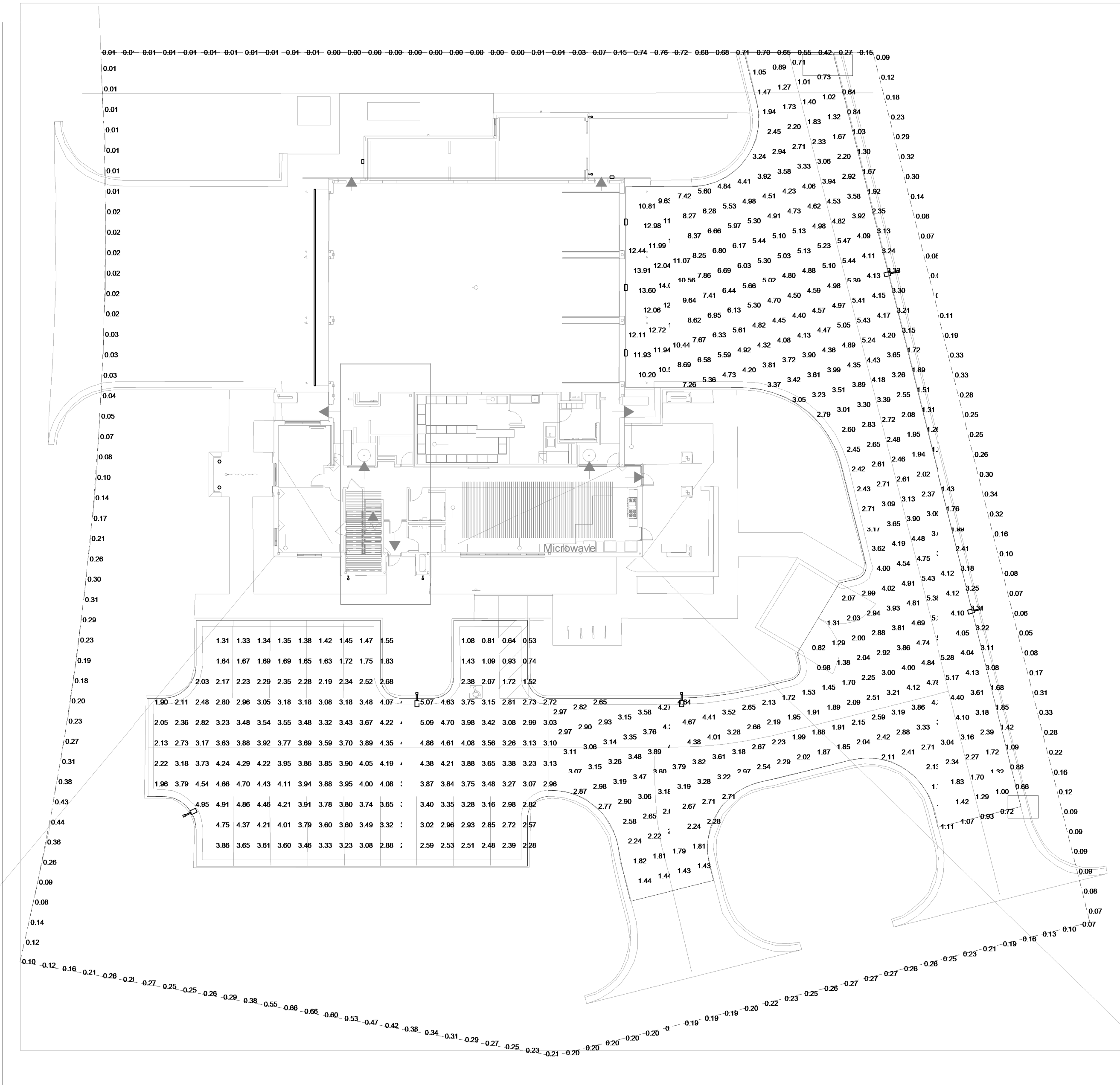
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LIGHTING CALCULATIONS - SITE					
CALCULATION	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN	MAX/MIN
Site Lighting - Parking Lot	3.15 fc	5.09 fc	0.53 fc	5.95	9.61
Site Lighting - Drive	3.91 fc	14.09 fc	0.64 fc	6.09	21.95
Site Lighting - Property Line	0.20 fc	0.76 fc	0.00 fc	1948.21	7380.01



1 SITE LIGHTING PHOTOMETRIC PLAN
1" = 20'-0"

FIRE STATION #4 (& #5 CIVIL)
CITY OF LEE'S SUMMIT
5031 NORTHEAST LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI 64064

REVISIONS:

#	Description	Date
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NEIL P. BARTLEY - ENGINEER
MO# PE-2007023868

PROJECT NO: 18225R21001
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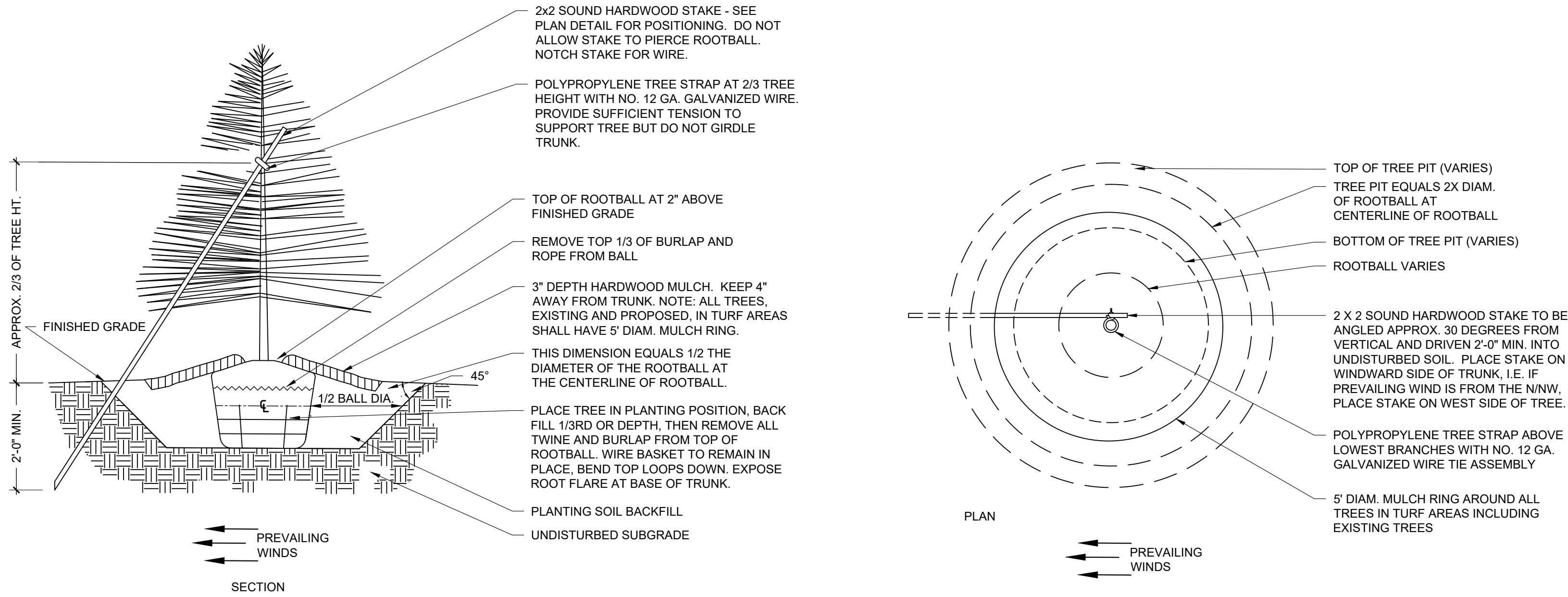
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**SITE LIGHTING
PHOTOMETRIC
PLAN**

ES002

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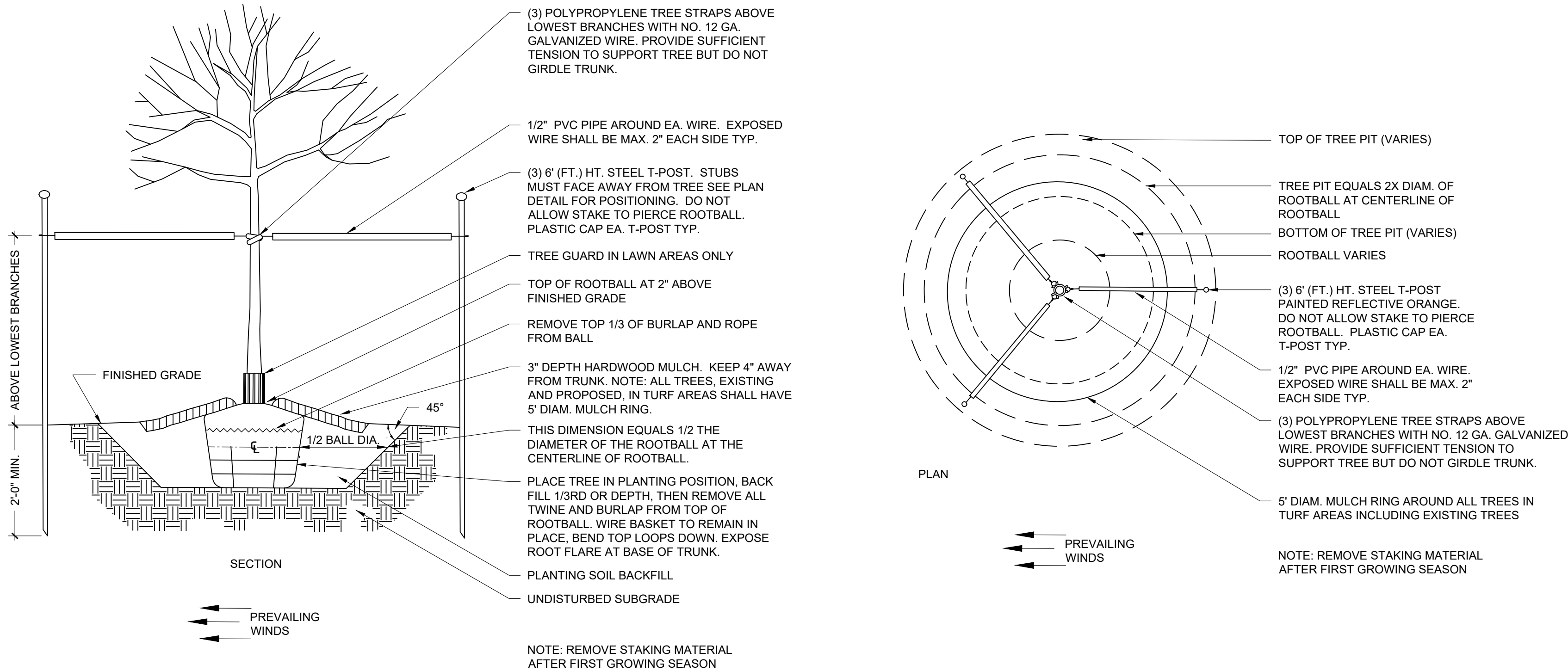
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1 EVERGREEN TREE PLANTING

N.T.S.

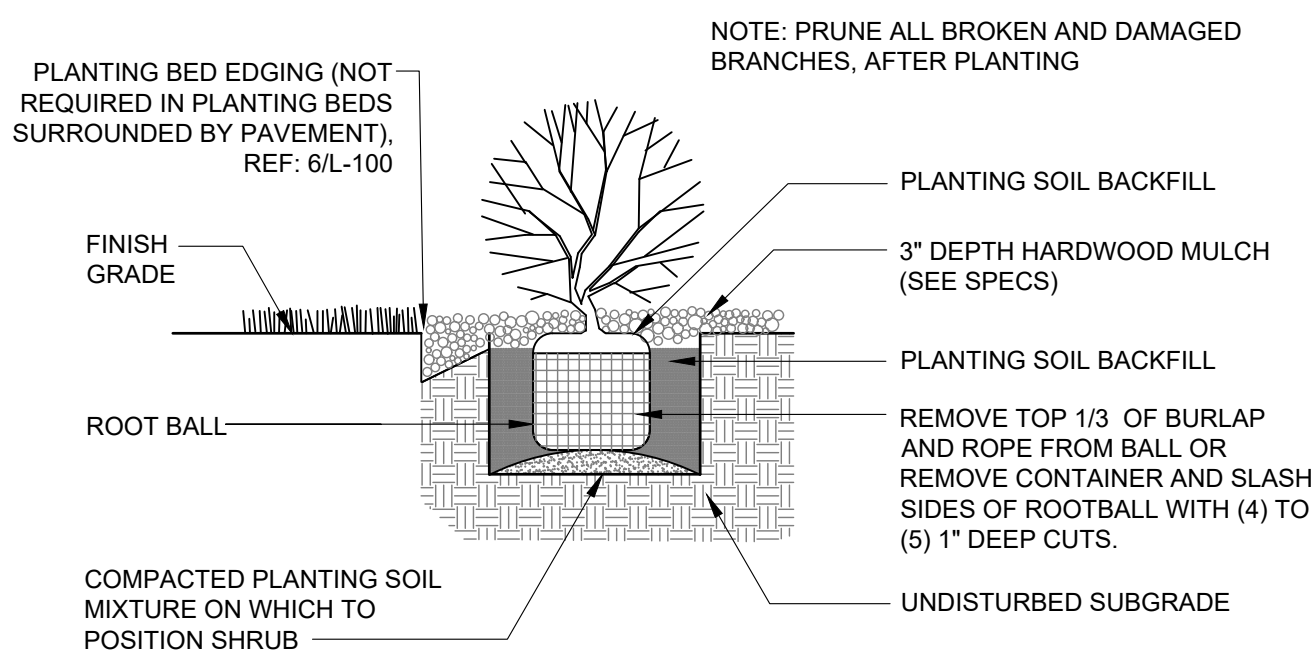
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3 DECIDUOUS TREE PLANTING

N.T.S.

B



5 SHRUB PLANTING

N.T.S.

A

2 EVERGREEN TREE STAKING

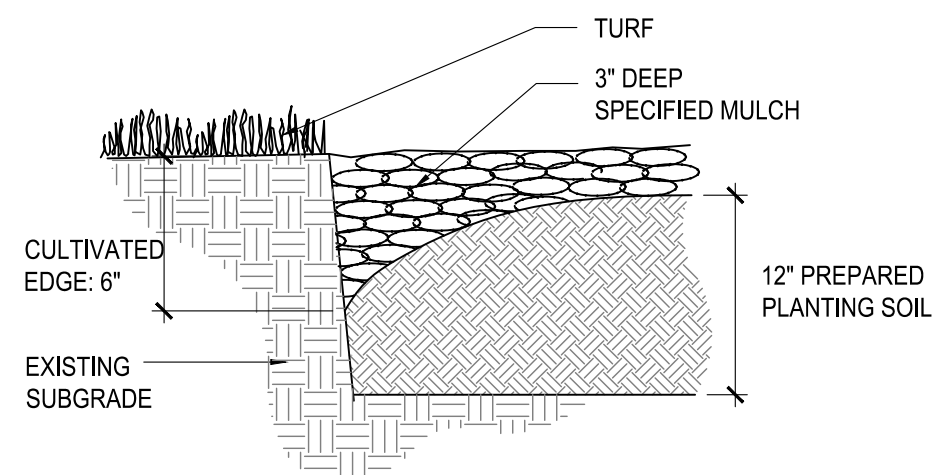
N.T.S.

C

4 DECIDUOUS TREE STAKING

N.T.S.

B



6 CULTIVATED EDGE

N.T.S.

A


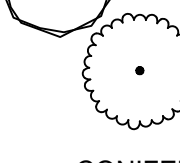
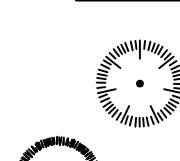

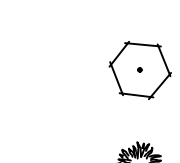
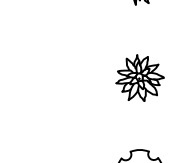
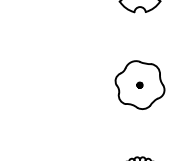

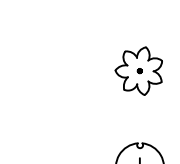
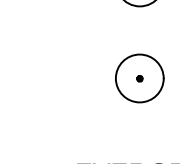
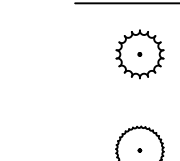
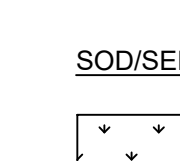
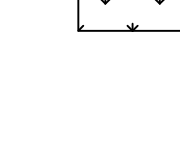
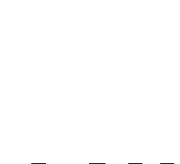


GENERAL LANDSCAPE SITE NOTES

- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 48 HOURS ADVANCE NOTICE TO ALL THOSE COMPANIES/UTILITIES THAT HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PREFORMED.
- CONTRACTOR SHALL VERIFY ALL PLANT COUNTS, QUANTITIES AND AREAS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIALS SPECIFIED.
- SEE PLANT SCHEDULE FOR PLANT LEGEND AND QUANTITIES.
- SYMBOLS INDICATED ON THE PLAN TAKE PRIORITY OVER WRITTEN QUANTITIES AND LABELS.
- PLANTS CALLED OUT IN PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS HAVE TOTAL COUNTS NEEDED.
- CONTRACTOR SHALL MAINTAIN THE LANDSCAPE UNTIL SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, AND FERTILIZING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
- CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT NEEDED AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.
- PLANT MATERIAL SHALL NOT BE DELIVERED TO THE SITE NOR INSTALLED WHEN TEMPERATURES ARE ABOVE 90°F OR BELOW 40°F AT THE TIME OF PLANTING AND FORECASTED FOR A PERIOD OF 2 WEEKS AFTER INSTALLATION.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY ON ALL INSTALLED PLANTINGS FROM POINT OF SUBSTANTIAL COMPLETION.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO TYPE, VARIETY, SIZE SPECIFIED, AND FORM PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, CURRENT VERSION), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION.
- PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED TO ASNS SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- NO SUBSTITUTIONS FOR VARIETY OR CULTIVAR SHALL BE ACCEPTED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY, PAYING ATTENTION TO EVEN SPACING IN THE ROW OR COVERAGE AREA OF THE INDIVIDUAL SPECIES AND HOW IT IS BEING USED.
- ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL HAVE STEEL EDGING (COLMET 1014 OR APPROVED EQUAL) INSTALLED AS THE BED EDGE RESTRAINT. NO STEEL EDGING SHALL BE INSTALLED BETWEEN MULCH AND PAVEMENT.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED IN WITH A GARDEN HOSE, TWICE, THE SAME DAY AS INSTALLATION TO ELIMINATE AIR POCKETS IN THE BACKFILL.
- NO PLANTINGS SHALL BE PLACED CLOSER THAN 3' FROM THE BACK OF THE CURB TO ALLOW FOR VEHICLE BUMPER OVERHANG.
- PROPOSED TREES SHALL NOT BE PLACED OVER EXISTING OR PROPOSED UTILITY SERVICE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND UTILITY LOCATIONS AND HAVE THEM MARKED DURING TREE PLANTING OPERATIONS. IF UTILITY IS DAMAGED DURING PLANTING, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR AND OWNER OF UTILITY AND PAYING FOR REPAIR OF THE DAMAGED UTILITY.
- ALL PLANTING BEDS WILL HAVE 3-INCHES OF SHREDDED BROWN HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	MA	4	Malus x 'Adirondack'	Adirondack Crabapple	B & B	2.5"	
	NW	7	Nyssa sylvatica 'Wildfire'	Black Gum	B & B	2.5"	
	ZM	5	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova	B & B	2.5"	
CONIFERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	PB	2	Picea pungens 'Baby Blue'	Baby Blue Colorado Spruce	6' Ht		
	TS	18	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' Ht		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	Ca	17	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	5 gal	Pot	48" o.c.
	Ec	10	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal	Pot	72" o.c.
	Ho	43	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	Quart	Pot	18" o.c.
	Hf	25	Hosta x 'First Frost'	First Frost Hosta	2 gal	Pot	30" o.c.
	Il	10	Itea virginica 'Little Henry' TM	Virginia Sweetspire	2 gal	Pot	36" o.c.
	Pl	6	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	Pot	24" o.c.
	Rr	19	Rosa x 'Knockout' TM	Rose	2 gal	Pot	48" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	Ck	21	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	Pot	36" o.c.
	Fe	28	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal.	Pot	18" o.c.
	Sp	18	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	2 gal	Pot	24" o.c.
	Sh	43	Sporobolus heterolepis	Prairie Dropseed	2 gal	Pot	30" o.c.
EVERGREEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	Jl	19	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	5 gal	Pot	60" o.c.
	Ja	8	Juniperus horizontalis 'Andorra'	Andorra Juniper	2 gal	Pot	48" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE		
	Fa	13,960 sf	Festuca arundinacea 90% Fescue, 10% Bluegrass Mix	Tall Fescue	sod		

7 LANDSCAPE SCHEDULE

A

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REVISIONS:

#	Description	Date
A	PDP Revision	2.21.2022

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KYLE WARD - LANDSCAPE ARCHITECT
MO# PLA-2016002020

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PROJECT NO: 18225R21001

DATE: 02.21.2022

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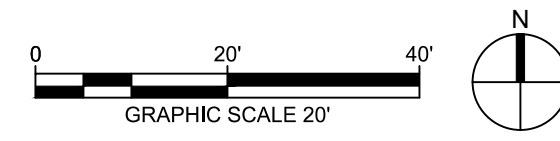
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LANDSCAPE SCHEDULE

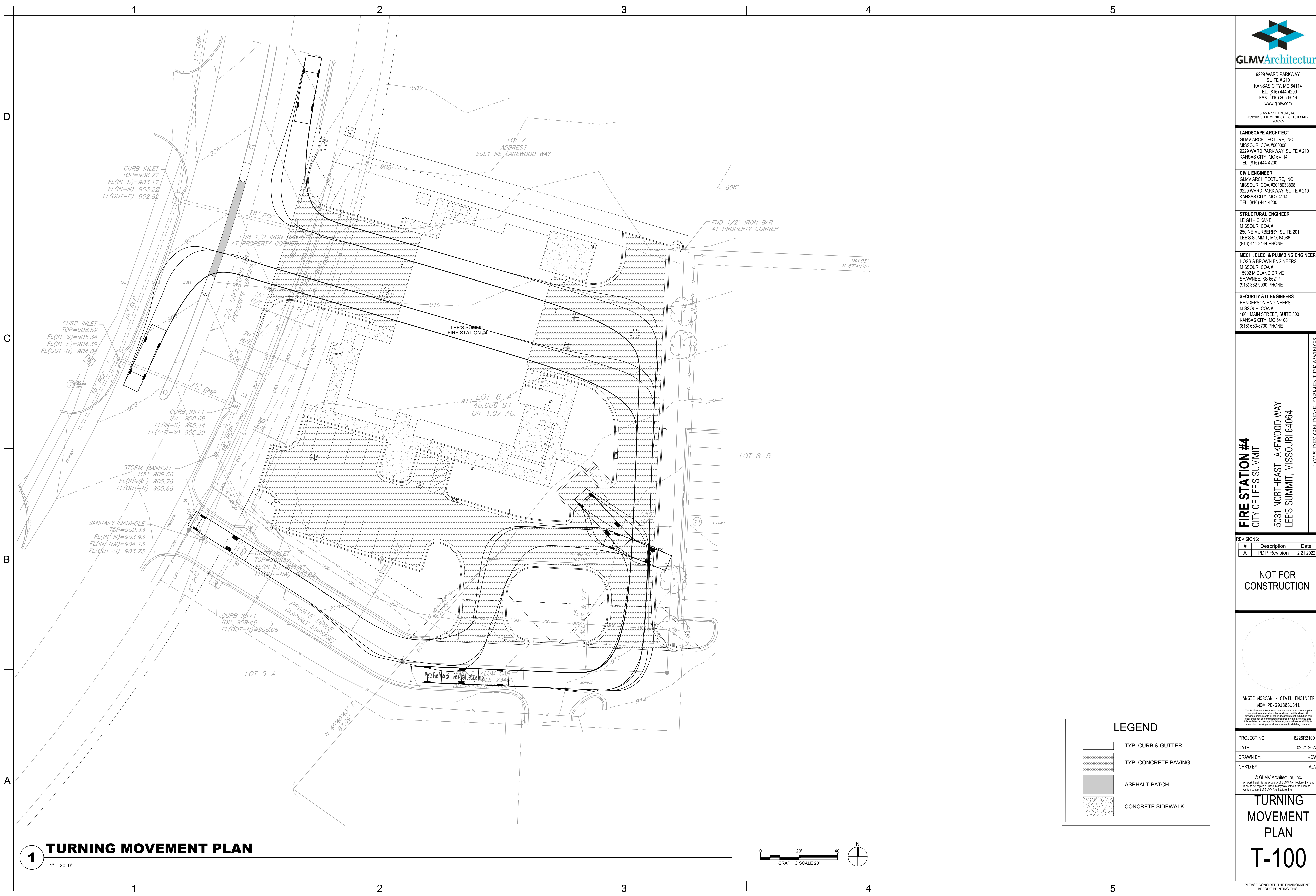
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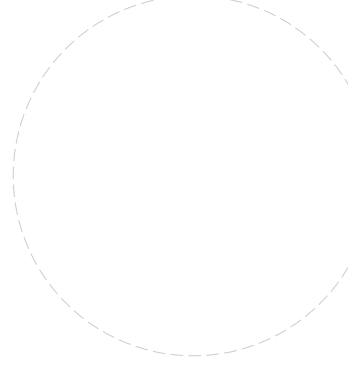
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100% DESIGN DEVELOPMENT DRAWINGS

REVISIONS:		
#	Description	Date
A	PDP Revision	2.21.2022

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CONSTRUCTION**



ANGIE MORGAN - CIVIL ENGINEER
MO# PE-2018031541

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DATE:	02.21.2022
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CHKD BY:	ALM

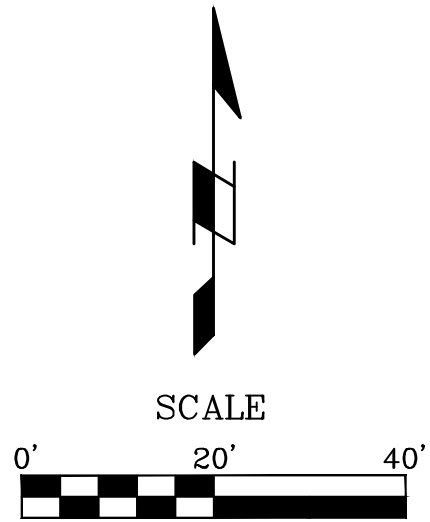
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**TURNING
MOVEMENT
PLAN**

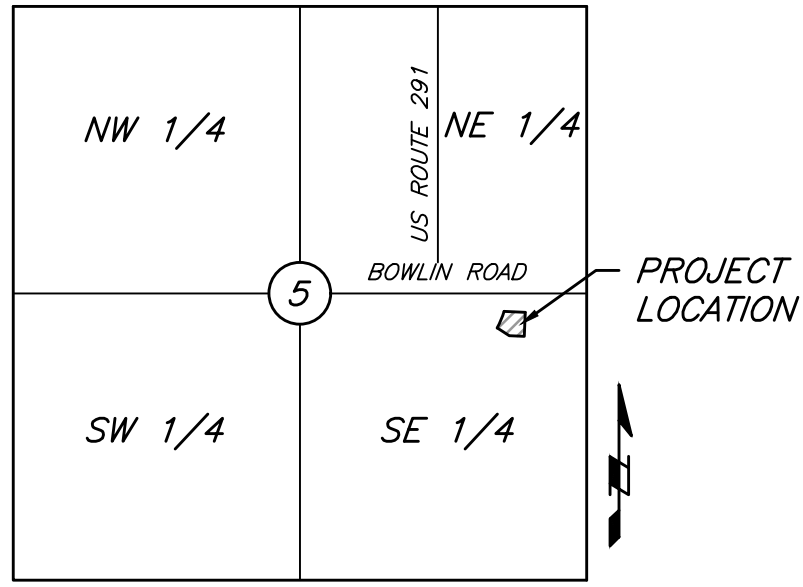
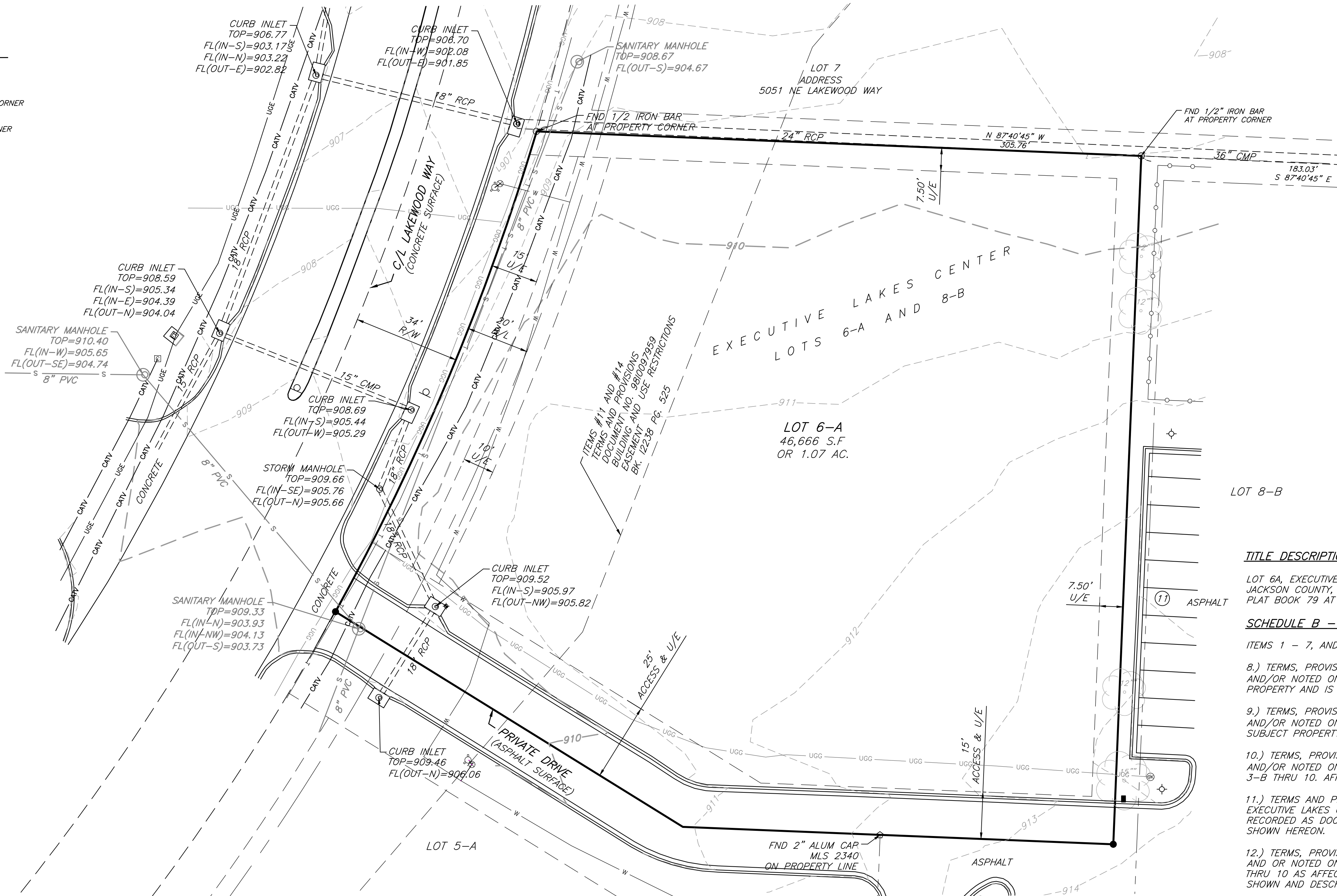
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ALTA/NSPS LAND TITLE SURVEY
LOT 6-A; EXECUTIVE LAKES CENTER, LOTS 6-A and 8-B
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LEGEND	
	BENCHMARK
	MONUMENT FOUND AS NOTED
	FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
	SET 1/2" IRON BAR AT CORNER W/ J & J CAP
(P)	PLATTED DISTANCE
(M)	MEASURED DISTANCE
B/L	BUILDING SETBACK LINE
U/E	UTILITY EASEMENT
	EXISTING TREE
	LIGHT POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	ELECTRIC TRANSFORMER
	CABLE TRANSFORMER
	GAS PIPELINE MARKER
	SANITARY MANHOLE
	STORM MANHOLE
	MAILBOX
	SIGN AS NOTED
	PARKING STALL
	CHAIN LINK FENCE
S	SANITARY SEWER LINE



CLIENT:
GLMV
9229 Ward Parkway
Kansas City, Mo 64114

PROPERTY ADDRESS:
5031 NE Lakewood Way
Lee's Summit, Mo 64064

PROPERTY DESCRIPTION:
All of Lot 6-A, EXECUTIVE LAKES CENTER
Lots 6-A and 8-B, a subdivision in the
SE 1/4 of Section 5- T 48 N - R 31
W, Lee's Summit, Jackson County,
Missouri

TITLE DESCRIPTION:

LOT 6A, EXECUTIVE LAKES CENTER LOTS 6A AND 8B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; FILED IN PLAT BOOK 79 AT PAGE 65.

SCHEDULE B - PART II NOTES:

ITEMS 1 - 7, AND 17 - 20 ARE NON SURVEY RELATED ITEMS.

8.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE COMMISSIONER'S PLAT OF BOWLIN ESTATE. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE

9.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER. AFFECTS SUBJECT PROPERTY, NO DOCUMENT PROVIDED.

10.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-A & 3-B THRU 10. AFFECTS SUBJECT PROPERTY.

11.) TERMS AND PROVISIONS OF ORDINANCE NO. 4703 ACCEPTING FINAL PLAT OF EXECUTIVE LAKES CENTER, LOTS 3-B & 4 THRU 10 AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 9810097959. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

12.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 AS AFFECTED BY ORDINANCE NO. 4925 VACATING AN UTILITY EASEMENT AS SHOWN AND DESCRIBED THEREIN. DOES NOT AFFECT THE SUBJECT PROPERTY.

13.) THE EFFECTS, IF ANY, OF THE TERMS AND PROVISIONS OF THE UTILITY EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 97-14003 IN 12952 AT PAGE 1654. DOES NOT AFFECT THE SUBJECT PROPERTY.

14.) BUILDING AND USE RESTRICTIONS CREATED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 198126317 IN BOOK 13177 AT PAGE 329, AND 1103647 IN BOOK 12238 AT PAGE 525. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON, AND AMENDED BY DOCUMENT NO. 98190271 IN BOOK 13310 AT PAGE 1665, AND AS AFFECTED BY DECLARATION OF ANNEXATION RECORDED AS DOCUMENT NO. 200010010475. DOES NOT AFFECT THE SUBJECT PROPERTY. AND AMENDED BY DOCUMENT NO. 200026140. DOES NOT AFFECT THE SUBJECT PROPERTY. A VIOLATION OF WHICH WOULD NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. NOTE, THIS EXCEPTION OMTIS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

15.) TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND LAKEWOOD DEVELOPMENT, L.P. AND FOUR BAR COMPANY, G.P. FILED JANUARY 13, 1999 AS DOCUMENT NO. 9913356. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

16.) TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION AND LAKEWOOD DEVELOPMENT, L.P. AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 200010029662. DOES NOT AFFECT THE SUBJECT PROPERTY.

GENERAL SURVEY NOTES:

- 1.) The plat of EXECUTIVE LAKES CENTER is recorded in Plat Book 1-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.
- 2.) The plat of EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 is recorded in Plat Book 1-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.
- 3.) Title Report No. MJ116323 dated November 24, 2020 at 8:00 AM was provided by First American Title Insurance Company.
- 4.) Bearings used on this survey are based on the Missouri State Plane coordinate system fro m GPS observation.
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0313G, effective January 20, 2017.
- 6.) There are NO parking stalls identified on Subject Property at the time of this survey.
- 7.) Under Ground Utilities are shown as located by Missouri one call ticket No. 211930316 dated July 12, 2021
- 8.) There were no Wetland Delineations marked, at the time of survey.
- 9.) This Property is Zoned CP-2, Planned Community Commercial.
- 10.) There was no evidence of Earth moving work, building construction, or building additions observed in the process of conducting the fieldwork

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
2	1034478.67	2829553.65	944.23	JA-29
11	1032758.54	2830285.01	912.19	2" ALUM CAP MLS 234D
15	1032831.68	2830146.43	909.59	SQUARE CUT

BENCHMARKS:

STATION JA-29: Alum Disk Located about 5.5 miles North of Lee's Summit and between I-470 and the East outer Road of North Bound ramp #14

ELEVATION = 944.23

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

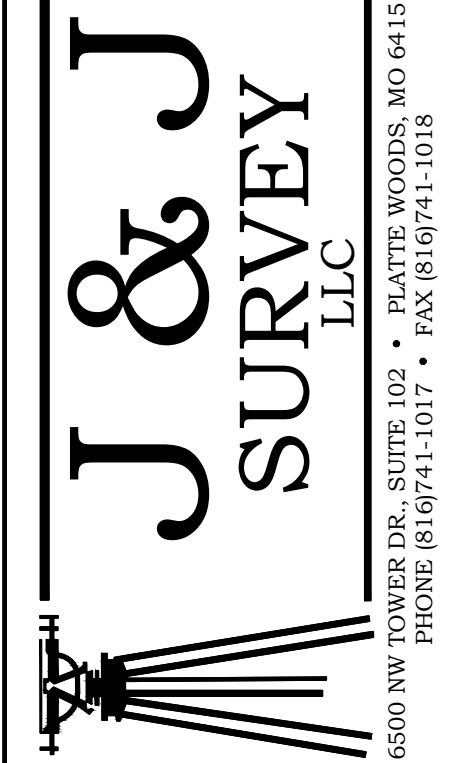
CERTIFICATION:

To: First American Title Insurance Company, and
Bahman Tehrani, D.D.S P.C., dba Lakewood Dental
Center, and Jaleh Nikfarjam, his wife.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13 and 15 of Table A, thereof. The field work was completed on the 12th day of July, 2021.



Location: S:\21.071 - Lee's Summit, Fire Stations\DRAWINGS\5031 NE LAKEWOOD WAY\21.071-12-3-21\21.071-ALTA 12-3-21 (C.dwg)-Dec. 07, 2021-1:26pm



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000