

GENERAL NOTES:

EARTHWORK:

UTILITIES:

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	STORM SEWER PLAN AND PROFILE
C4.0	SITE UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	EROSION CONTROL DETAILS
C7.0	SIDEWALK & CURB DETAILS
C8.0	PAVEMENT DETAILS
C9.0	STORM SEWER DETAILS
C10.0	UTILITY DETAILS
L1.0	LANDSCAPE PLAN

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI








REVISION DATE	DESCRIPTION
1/26/2021	City Planning - FDP Review
3/17/2021	City Planning - FDP Review #2
3/23/2021	Added foundation dirt discharge and 6" R.O.'s
12/13/2021	Added 18" Mod. Wal at West Lot Line
DATE PREPARED:	
09/01/2021	
PROJ. NUMBER:	
20-106	








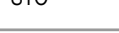
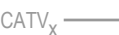



















COVER SHEET

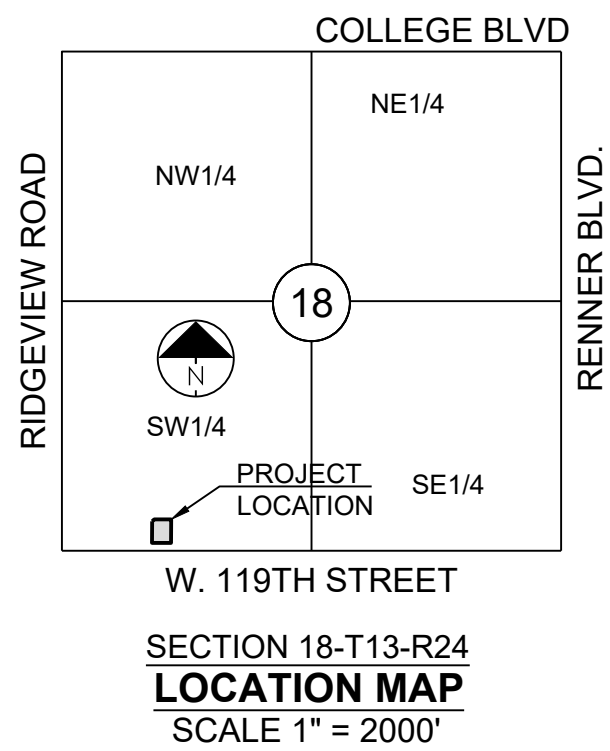
SHEET
C0.0

LEGEND:

- | | | |
|------------|---|-------------------------------------|
| A/E | - | ACCESS EASEMENT |
| BC | - | BACK OF CURB |
| B/B | - | BACK TO BACK |
| BM | - | BENCHMARK |
| BL or B.L. | - | BUILDING LINE |
| CO | - | CLEANOUT |
| TJB | - | TELEPHONE JUNCTION BOX |
| C&G | - | CURB AND GUTTER |
| D/E | - | DRAINAGE EASEMENT |
| E/E | - | ELECTRICAL EASEMENT |
| EL | - | ELEVATION |
| FL | - | FLOW LINE |
| G/E | - | Gas LINE EASEMENT |
| HDPE | - | HIGH-DENSITY POLYETHYLENE |
| L/E | - | LANDSCAPE EASEMENT |
| MSFE | - | MINIMUM SERVICEABLE FLOOR ELEVATION |
| PVC | - | POLYVINYL CHLORIDE |
| P/L | - | PROPERTY LINE |
| PUB/E | - | PUBLIC EASEMENT |
| RCP | - | REINFORCED CONCRETE PIPE |
| ROW or R/W | - | RIGHT-OF-WAY |
| S/E | - | SANITARY SEWER EASEMENT |
| SL | - | SERVICE LINE |
| S/W | - | SIDEWALK |
| TE | - | TOP ELEVATION |
| U/E | - | UTILITY EASEMENT |
| WSE | - | WATER SURFACE ELEVATION |
| W/E | - | WATERLINE EASEMENT |

- | | |
|---|------------------------------|
|  | ASPHALT PAVEMENT - EXISTING |
|  | ASPHALT PAVEMENT - PROPOSED |
|  | CONCRETE PAVEMENT - EXISTING |
|  | ASPHALT PAVEMENT - EXISTING |
|  | CONCRETE SIDEWALK - EXISTING |
|  | CONCRETE SIDEWALK - PROPOSED |
|  | CURB & GUTTER |

- | | |
|---|------------------------------|
|  | CURB & GUTTER - EXISTING |
|  | TREELINE |
|  | EXISTING LOT AND R/W LINES |
|  | EXISTING PLAT LINES |
|  | PROPERTY LINES |
|  | RIGHT-OF-WAY |
|  | SANITARY SEWER MAIN |
|  | SANITARY SEWER MAIN - EXIST. |
|  | STORM SEWER |
|  | STORM SEWER - EXISTING |
|  | CABLE TV - EXISTING |
|  | FIBER OPTIC CABLE - EXISTING |
|  | TELEPHONE LINE - EXIST. |
|  | ELECTRIC LINE - EXISTING |
|  | OVERHEAD POWER LINE - EXIST. |
|  | UNDERGROUND ELECTRIC - EX. |
|  | GAS LINE - EXISTING |
|  | WATERLINE - EXISTING |
|  | LIGHT - EXISTING |
|  | EXISTING MANHOLE |
|  | CLEANOUT |
|  | EXISTING SANITARY MANHOLE |
|  | PROPOSED SANITARY MANHOLE |
|  | EXISTING AREA INLET |
|  | EXISTING CURB INLET |
|  | EXISTING GRATE INLET |
|  | EXISTING JUNCTION BOX |
|  | EXISTING STORM MANHOLE |



UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)

Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)

Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.

EVERGY (formerly KCP&L)

Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS

Michael Park
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800
michael.park@cityofls.net

AT&T

Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE

Barbara Brown
3400 W. Duncan Road
Blue Springs, MO 64015
(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT

Mark Schaufler
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1900



LOT 3
TOWER PARK COMMERCIAL-PHASE 2
OWNER: GALE COMMUNITIES INC

LOT 5
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B
510 SW TOWER PARK DRIVE
(OWNER: JVM NEW LONGVIEW LLC)

460 SW LONGVIEW BLVD
(OWNER: JVM NEW LONGVIEW LLC)

LOT 6
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B

OIL/GAS WELL NOTE:

There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

PROJECT BENCHMARK:

MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413

ELEV. 1004.09



1-800-344-7483 or 811
mo1call.com

SITE DATA TABLE

LOT AREA:	29,886 SQ. FT. (0.69 AC)	
	EXISTING	PROPOSED
BUILDING AREA	5,390 S.F. (18.03%)	11,535 S.F. (38.60%)
PAVEMENT/DRIVE AREA	6,407 S.F. (21.44%)	13,437 S.F. (44.96%)
OPEN/LANDSCAPE AREA	18,089 S.F. (60.53%)	4,914 S.F. (16.44%)

Site Information:

Legal Description:

Lot 7A, Minor Plat of TOWER PARK, Lots 7A and 7B, a subdivision in Lee's Summit, Jackson County, Missouri.

Lot Area: 29,886 Square Feet (0.69 Ac.)

Property Address (North Building):
420-440 SW Longview Blvd.
Lee's Summit, Missouri 64081

Existing Floor Area Ratio (F.A.R.) = 0.18
Proposed Floor Area Ratio (F.A.R.) = 0.52

Current Zoning: PMIX - Planned Mixed Use

Proposed Zoning: PMIX - Planned Mixed Use - No Change

Setbacks: No minimum setbacks per PMIX Zoning
Setbacks established per Approved Plan

Current Use: Commercial (Extg. Vet-Clinic South) - Vacant (North)
Proposed Use: Commercial - (Extg. Vet-Clinic South) - Commercial/Retail (North)

Required Parking: 3.15 Stalls/1,000 Square Feet*

Total Office/Retail Area: = 15,625 Square Feet
15,625/1,000 x 3.15 = 49.21
Total Parking Required: = 49 Stalls

Total Parking Required: = 49 Stalls

Proposed Parking: 49 Stalls (2 handicap-accessible stalls)
Includes 18 Stalls at Adjacent Street Frontage (East)
31 stalls at West/Southwest side of Lot 7

* - Referenced Shared Parking Analysis (submitted under separate cover by owner)
- Required Parking: Per PMIX Zoning District, parking requirements are established per approved Preliminary Plan. Shared parking and cross access agreements have been established per development area regulations/declarations to accommodate differing parking demands and offset peak hours among development tenants

PAVEMENT LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE SIDEWALK
	TYPE CG-1 CURB & GUTTER
	TYPE CG-1 CURB & GUTTER - DRY
	CONC. RIBBON CURB
	EXISTING CURB & GUTTER
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING CONC. CURB AND GUTTER

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6-28-2021	City Planning - FDP Review
8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and F.R.D.'s
12-13-2021	Added 18" Mod. Wall at West Lot Line
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06/01/2021	DATE PREPARED:
20-106	PROJ. NUMBER:

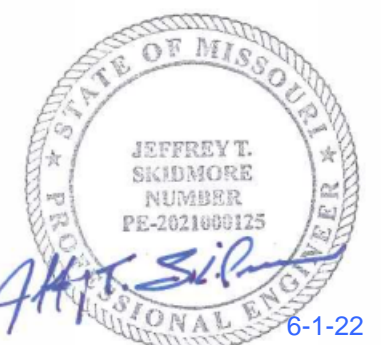
SITE PLAN

SHEET

C1.0

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E200200360F #LAC001005237 #LS200200869F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

LOT 3
TOWER PARK COMMERCIAL-PHASE 2
OWNER: GALE COMMUNITIES INC

LOT 5
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B
510 SW TOWER PARK DRIVE
(OWNER: JVM NEW LONGVIEW LLC)

GRADING LEGEND:

- EX.XX EXTG. SPOT ELEVATION
• XX.XX PROPOSED TOP OF CURB ELEV.
• XX.XX PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION
F.F.E. FINISHED FLOOR ELEVATION
- - - 1023 - - - EXISTING CONTOUR
— 1023 — PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.

PAVEMENT LEGEND:

- PROPOSED ASPHALT PAVEMENT
EXISTING ASPHALT PAVEMENT
PROPOSED 4" CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
EXISTING CONCRETE SIDEWALK
TYPE CG-1 CURB & GUTTER
TYPE CG-1 CURB & GUTTER - DRY
CONC. RIBBON CURB
EXISTING CURB & GUTTER
REMOVE EXISTING ASPHALT PAVEMENT
REMOVE EXISTING CONC. CURB AND GUTTER

GRADING NOTES:

- NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

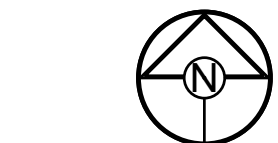
PROJECT BENCHMARK:

MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09



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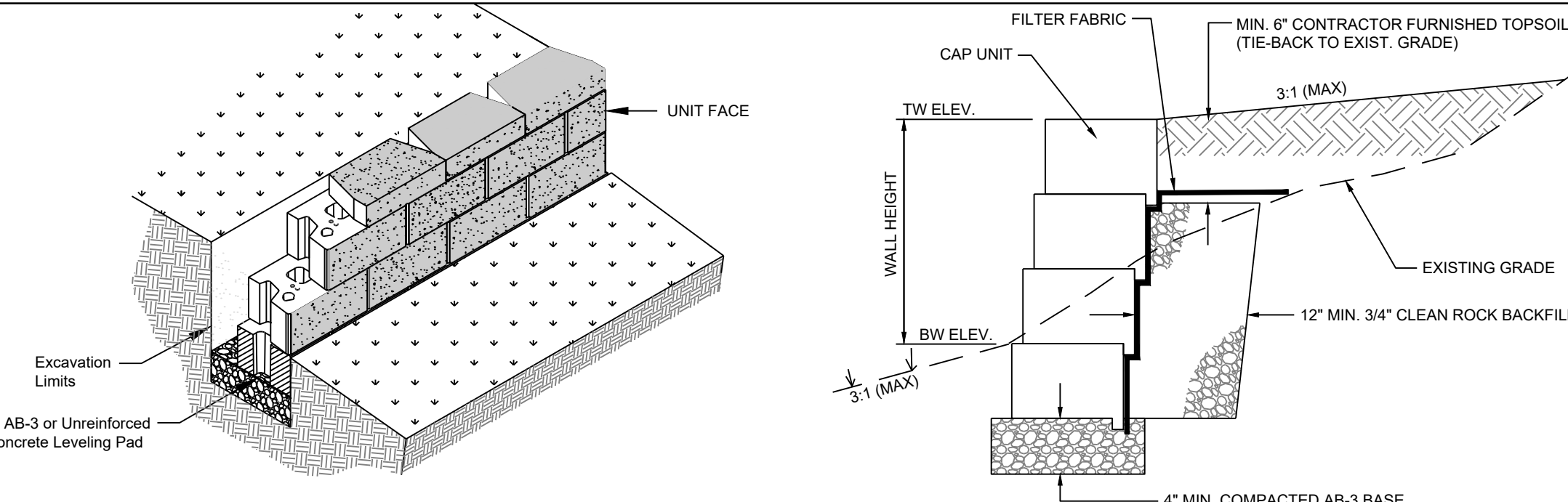
SCALE: 1" = 20'

CONSTRUCTION NOTES:

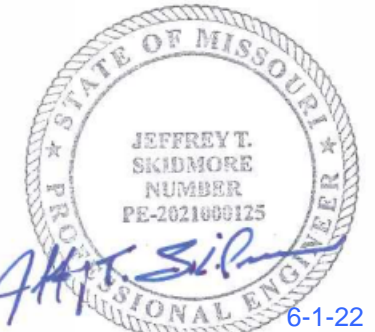
- ALL EXCAVATION, BASE, BACKFILL, TOPSOIL AND SEEDING REQUIRED FOR CONSTRUCTION OF MODULAR BLOCK WALL SHALL BE INCLUDED IN THE UNIT PRICE FOR THE WALL.
- TOP OF FIRST COURSE OF WALL SHALL BE LEVEL WITH OR BELOW THE TOP OF THE EXISTING SIDEWALK.
- MODULAR BLOCK WALL SHALL BE COMPRISED OF PREMANUFACTURED INTERLOCKING BLOCKS, OF THE GENERAL SIZE AND COLOR CURRENTLY IN USE ON-SITE. VERIFY EXISTING BLOCK STYLE ON-SITE AND SUBMIT MATERIAL INFORMATION FOR PROPOSED BLOCKS PRIOR TO USE.
- ALL DISTURBED AREAS SHALL BE RE-SEEDED, FERTILIZED, WATERED AND OTHERWISE MAINTAINED UNTIL A THICK VISCOUS STAND OF GRASS IS ESTABLISHED.
- WALL SHALL BE INSTALL WITH STRICT ADHERANCE TO THE MANUFACTURER'S RECOMMENDATIONS.

TYPICAL DETAIL @ MODULAR BLOCK RETAINING WALL

NO SCALE



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

DATE	DESCRIPTION
6-28-2021	City Planning - FDP Review #2
8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and F.R.D.'s
12-13-2021	Added 18" Mod. Wall at West Lot Line
04-29-2022	Rev Sidewalk layout @ bldg. front
05-06-2022	STEPS/RAMP AT N. DOORS
06/01/2021	PROJ. NUMBER: 20-106

GRADING PLAN

SHEET

C2.0

LOT 3
COMMERCIAL-PHASE 2
E COMMUNITIES INC

LOT 5
COMMERCIAL-PHASE 2
TRACTS A&B
TOWER PARK DRIVE
NEW LONGVIEW LLC

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA
FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.



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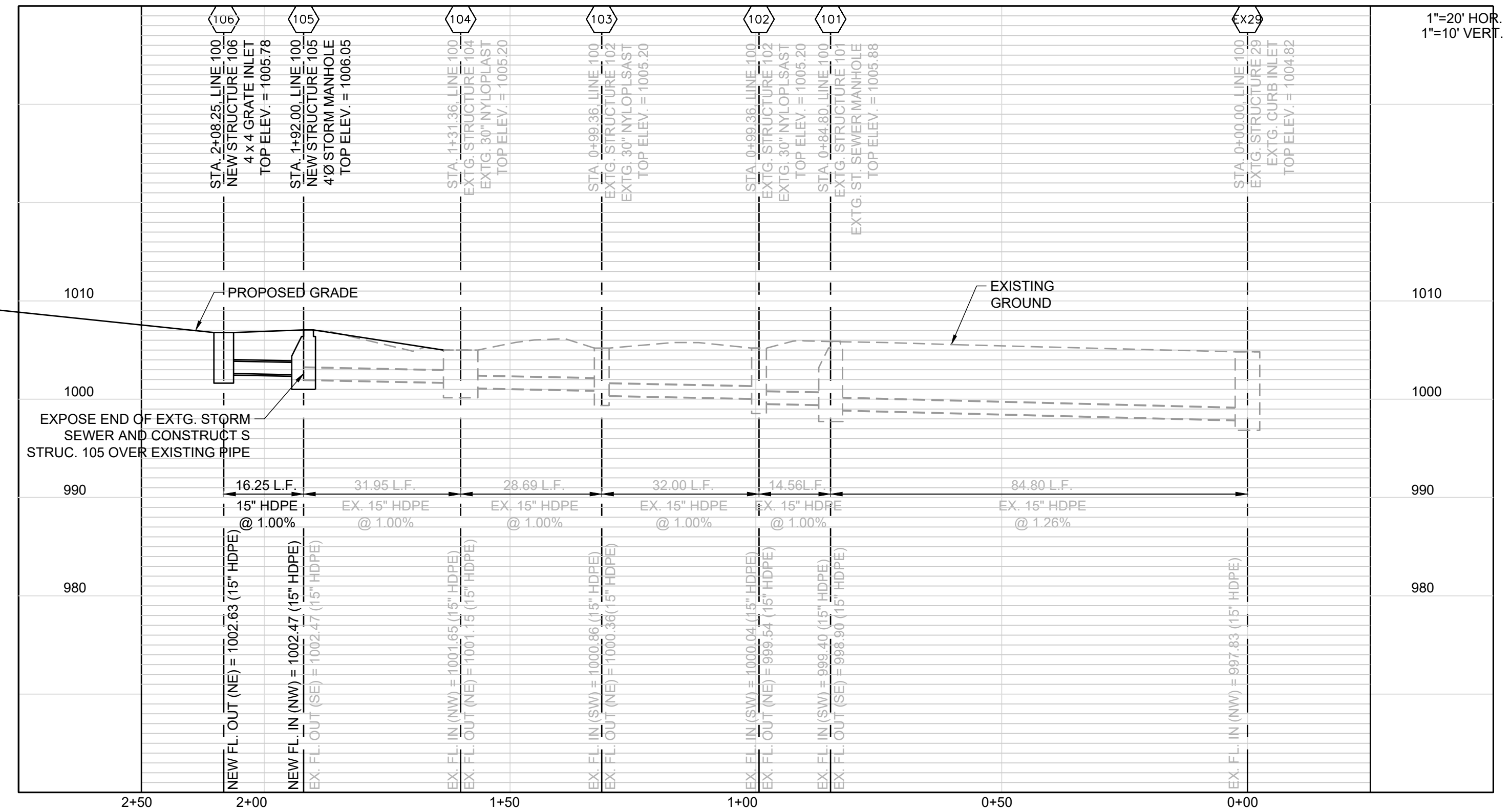
Schlagel & Associates, P.A.

Project Name: Tower Park - Lot 7 - Phase 2
Project #: 20-106
Time: 6/23/2020 12:51
Design Storm: 100
"K" Value: 1.25
"F" Factor: 1.00
Curb Type: CG-1
City: Lee's Summit

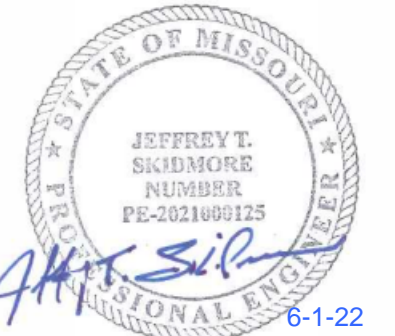
Runoff Calculations											Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx	To	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	
LINE 100																											
101	0.00	0.81	0.62	0.50	5.4	10.17	0.00	6.39	7.86	6.40			0.00	0.00	101		PEP	0.012	15	84.80	1.26	0.50	998.90	997.83	1005.58	1000.19	
102	0.03	0.81	0.62	0.50	5.3	10.19	0.31	6.40	7.00	5.70			0.00	0.00	102	101	PEP	0.012	15	14.56	1.00	0.50	999.54	999.40	1005.20	1000.84	
103	0.03	0.81	0.59	0.48	5.2	10.23	0.31	6.11	7.00	5.70			0.00	0.00	103	102	PEP	0.012	15	32.00	1.00	0.50	1000.36	1000.04	1005.20	1001.63	
104	0.24	0.81	0.56	0.45	6.1	10.26	3.49	5.82	7.00	5.70			0.00	0.00	104	103	PEP	0.012	15	28.69	1.00	0.50	1001.15	1000.85	1005.00	1003.38	
105	0.00	0.81	0.32	0.26	5.0	10.30	0.00	3.34	7.00	5.70			0.00	0.00	105	104	PEP	0.012	15	31.95	1.00	0.50	1001.97	1001.65	1006.05	1002.86	
106	0.32	0.81	0.32	0.26	5.0	10.32	3.34	3.34	7.00	5.70			0.00	0.00	106	105	PEP	0.012	15	16.25	1.00	N/A	1002.63	1002.47	1005.75	1003.52	



STORM LINE 100 PROFILE



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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C3.0	

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(OWNER: JVM NEW LONGVIEW LLC)

460 SW LONGVIEW BLVD
(OWNER: JVM NEW LONGVIEW LLC)
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UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy
Attn: Lucas Walls
3025 Southeast Clover Drive
Lee's Summit, Missouri 64082
Phone: (816) 969-2218
Email: lucas.walls@sug.com

Kansas City Power & Light
Attn: Phillip Ingram
1300 Hamblen Road
Lee's Summit, Missouri 64081
Phone: (816) 347-4339
Email: phillip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063
Phone: (816) 969-1900
Email: publicworks@cityofs.net

AT&T
Attn: Herb Upshaw
9444 Nall Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att.com

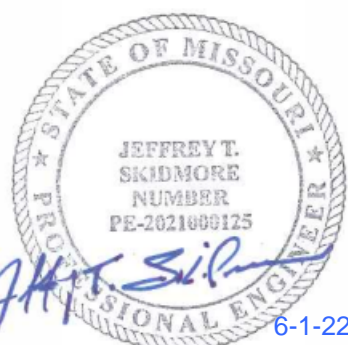
811
Missouri One Call - 1-800-344-7483

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM
FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE
ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE
UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED
AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
UTILITIES.



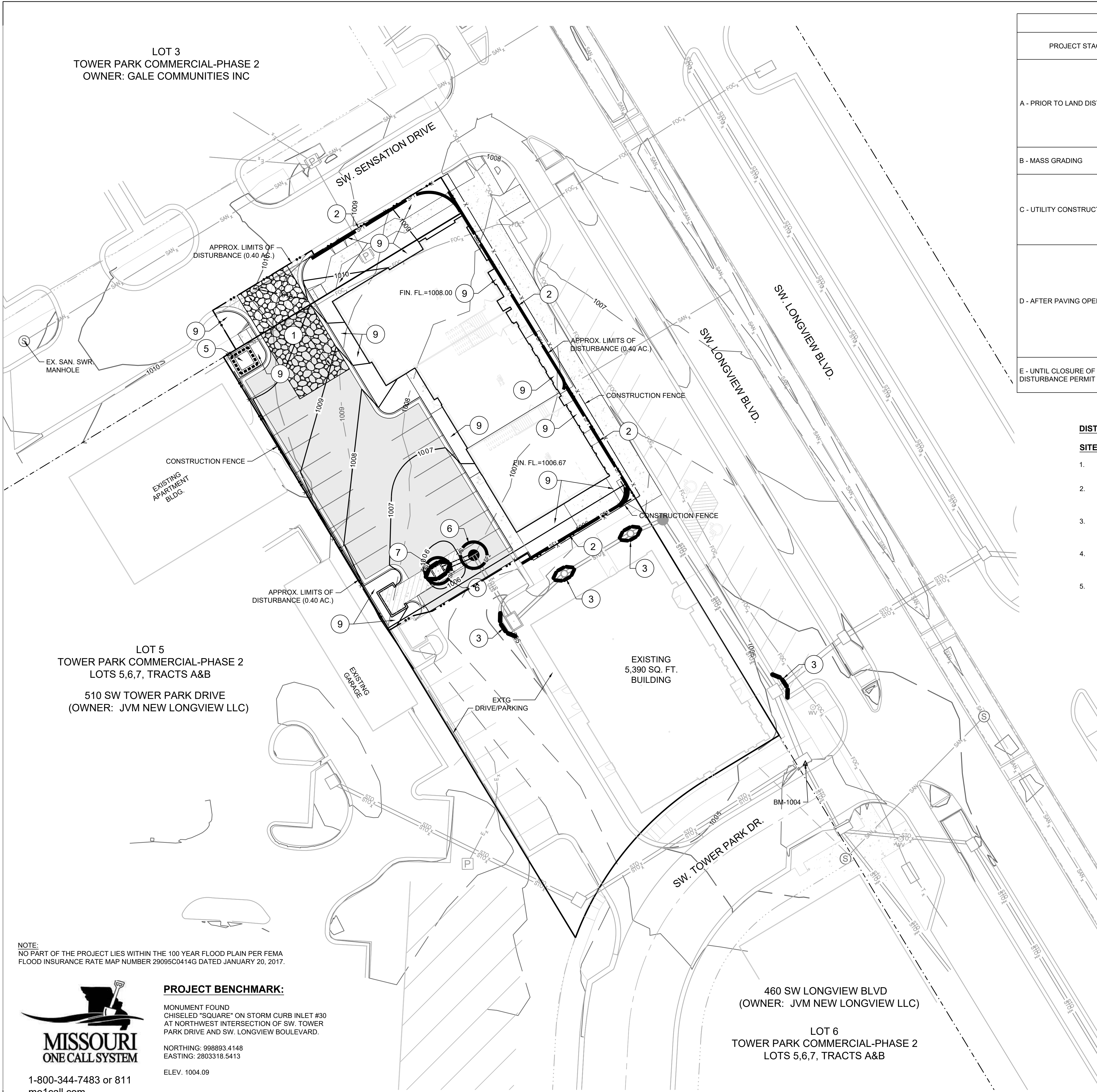
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REVISION DATE	DESCRIPTION
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8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and F.R.D.'s



EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES PRIOR TO TOPS BEING PLACED SILT FENCE REMOVED & REPLACE WITH #7 BELOW WITH PLACEMENT OF TOPS AND/OR STABILIZATION OF DRAINAGE AREAS.
D - AFTER PAVING OPERATIONS	7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	10			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 0.40 A.C.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

2. THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.

3. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.

5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
6. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.

7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.

8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.

9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

LEGEND	
	TEMPORARY STORAGE AREA FOR EXCESS MATERIAL
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	ROCK DITCH CHECK
	GRAVEL CURB INLET SEDIMENT TRAP
	SILT SOCK / ROCK SOCK / SOCK WATTLE
	BMP PLAN REF. NO.
	SF1 SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SF2 SILT FENCE (DURING CONSTRUCTION)
	X CONSTRUCTION FENCE
	.. LIMITS OF DISTURBANCE
	965 EXISTING CONTOURS
	965 PROPOSED CONTOURS
	STRAW BALE DITCH CHECK
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.



1-800-344-7483 or 811
mo1call.com

PROJECT BENCHMARK:

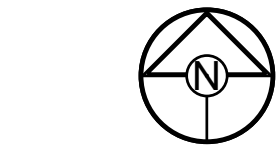
MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413

ELEV. 1004.09

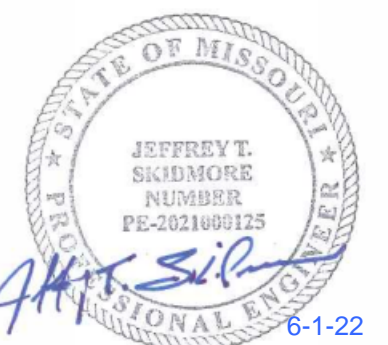
460 SW LONGVIEW BLVD
(OWNER: JVM NEW LONGVIEW LLC)

LOT 6
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B



0 20' 40'
SCALE: 1" = 20'

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

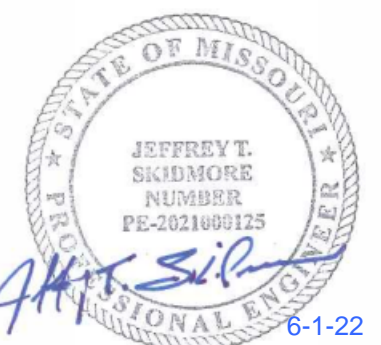
REVISION DATE	DESCRIPTION
6-28-2021	City Planning - FDP Review
8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and F.R.D.'s
12-13-2021	Added 18" Mod. Wall at West Lot Line
06/01/2021	DATE PREPARED
20-106	PROJ. NUMBER

EROSION
CONTROL PLAN

SHEET

C5.0

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI**

REVISION	DATE	DESCRIPTION
1	6-28-2021	City Planning - FDP Review
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5	06/01/2021	
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EROSION CONTROL DETAILS

SHEET

C6.0

Notes for Concrete Washout:

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

Maintenance for Concrete Washout:

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

Notes for Construction Entrance:

- Avoid locating on steep slopes, at curves on public roads, or directly in front of a building.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 3%, construct a 6" to 8" high ridge with 30:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

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

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

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

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

Notes:

- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
- When inlet is completed and curbs poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Stone wattles are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

Notes:

- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
- When inlet is completed and curbs poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Stone wattles are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

ON GRADE CURB INLET PROTECTION

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION
STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

Notes:

- In order to contain water, the ends of the silt fence must be turned up (Figure A).
- Long perimeter runs of silt fence must be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

Notes:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

SILT FENCE

SILT FENCE LAYOUT

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
SILT FENCE
STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

Notes:

- Contractor shall field verify that Ponded Water Depth will not cause excessive unintended flooding.
- Contractor shall field verify that Ponded Water Depth will not cause excessive unintended flooding.

Notes:

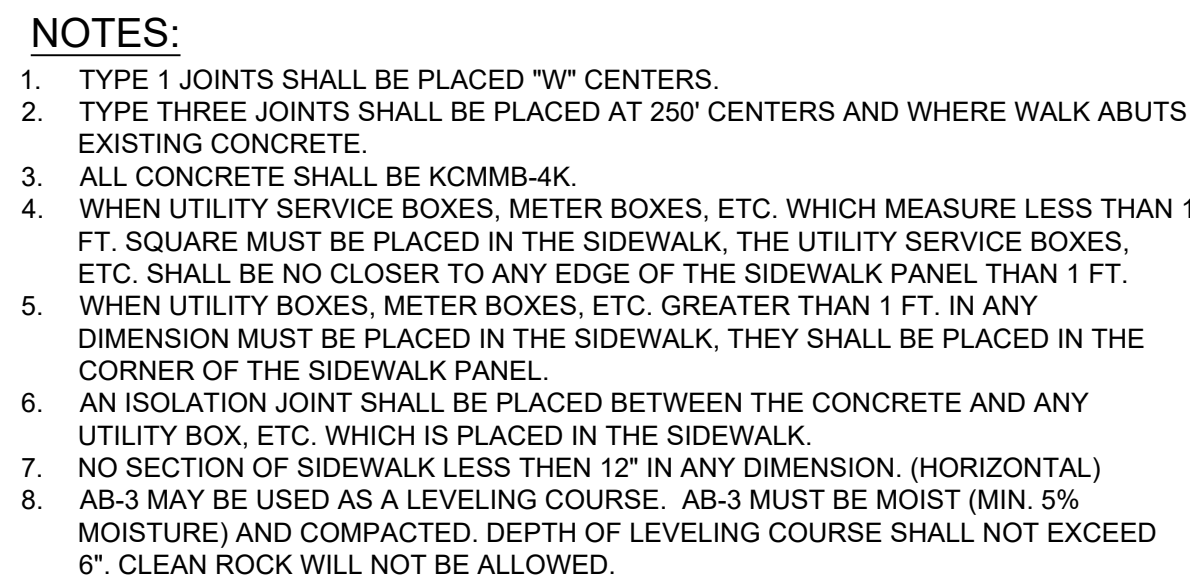
- Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
- Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
- Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
- Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

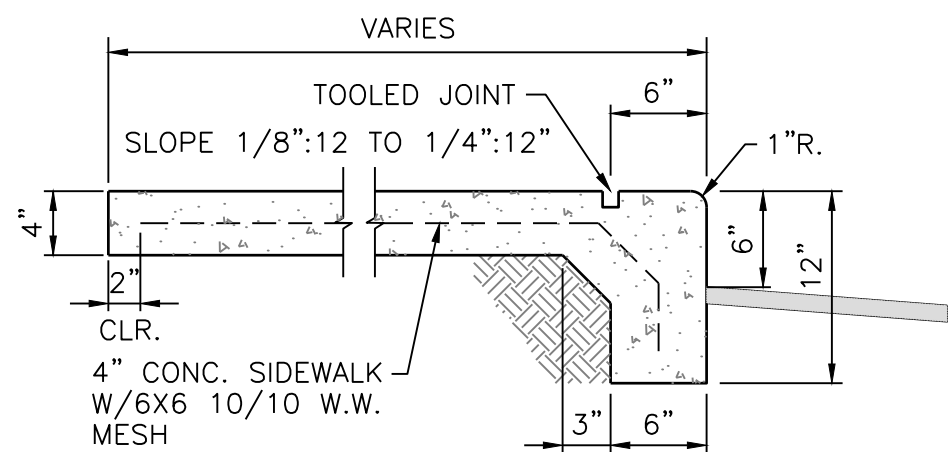
LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

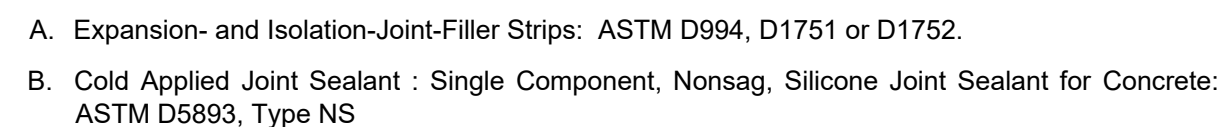
AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION
STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016



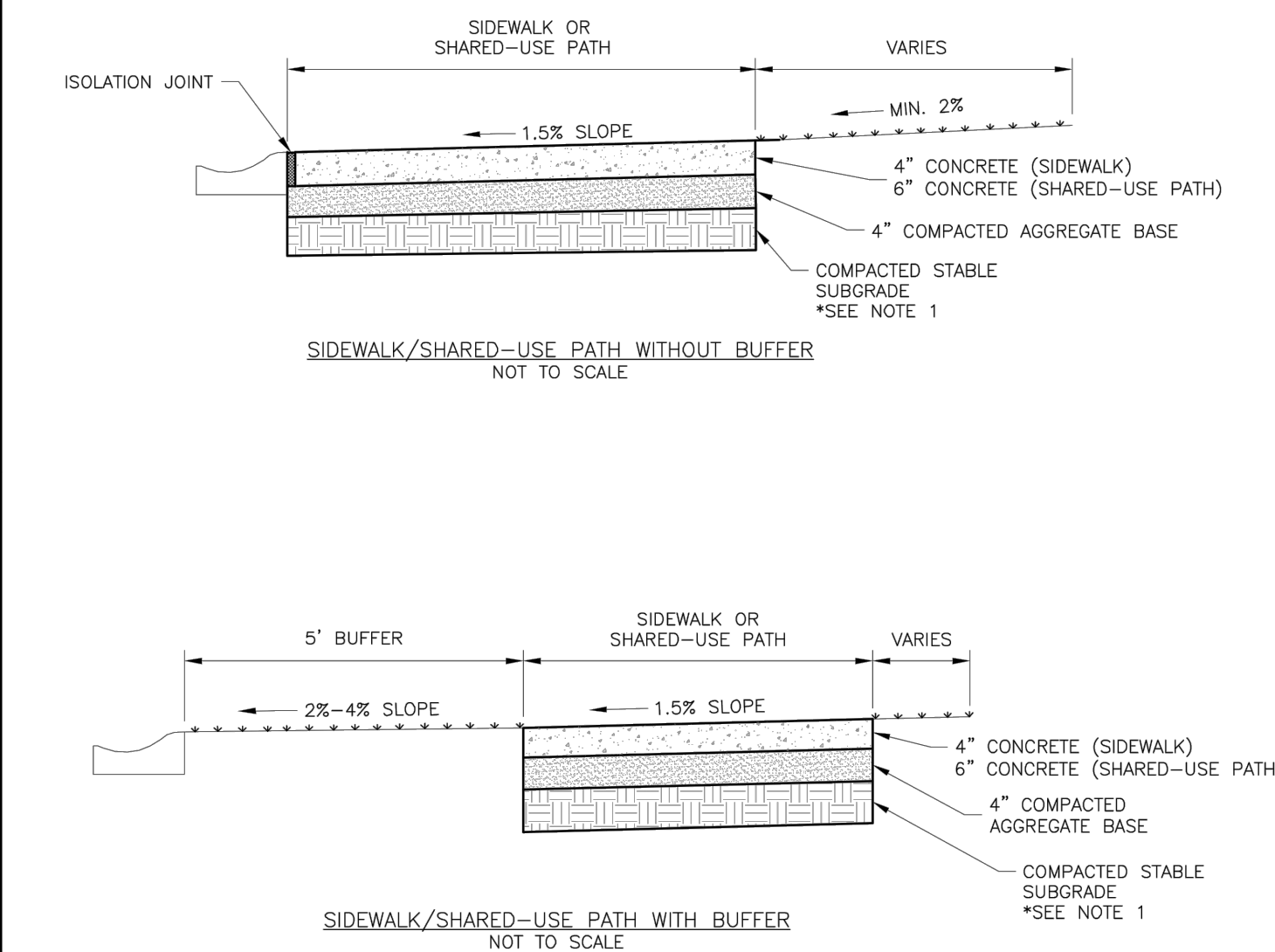
TYPICAL CONCRETE SIDEWALK DETAILS



INTEGRAL CURB/SIDEWALK DETAIL



SIDEWALK @ BACK OF CURB DETAIL



GENERAL NOTES:

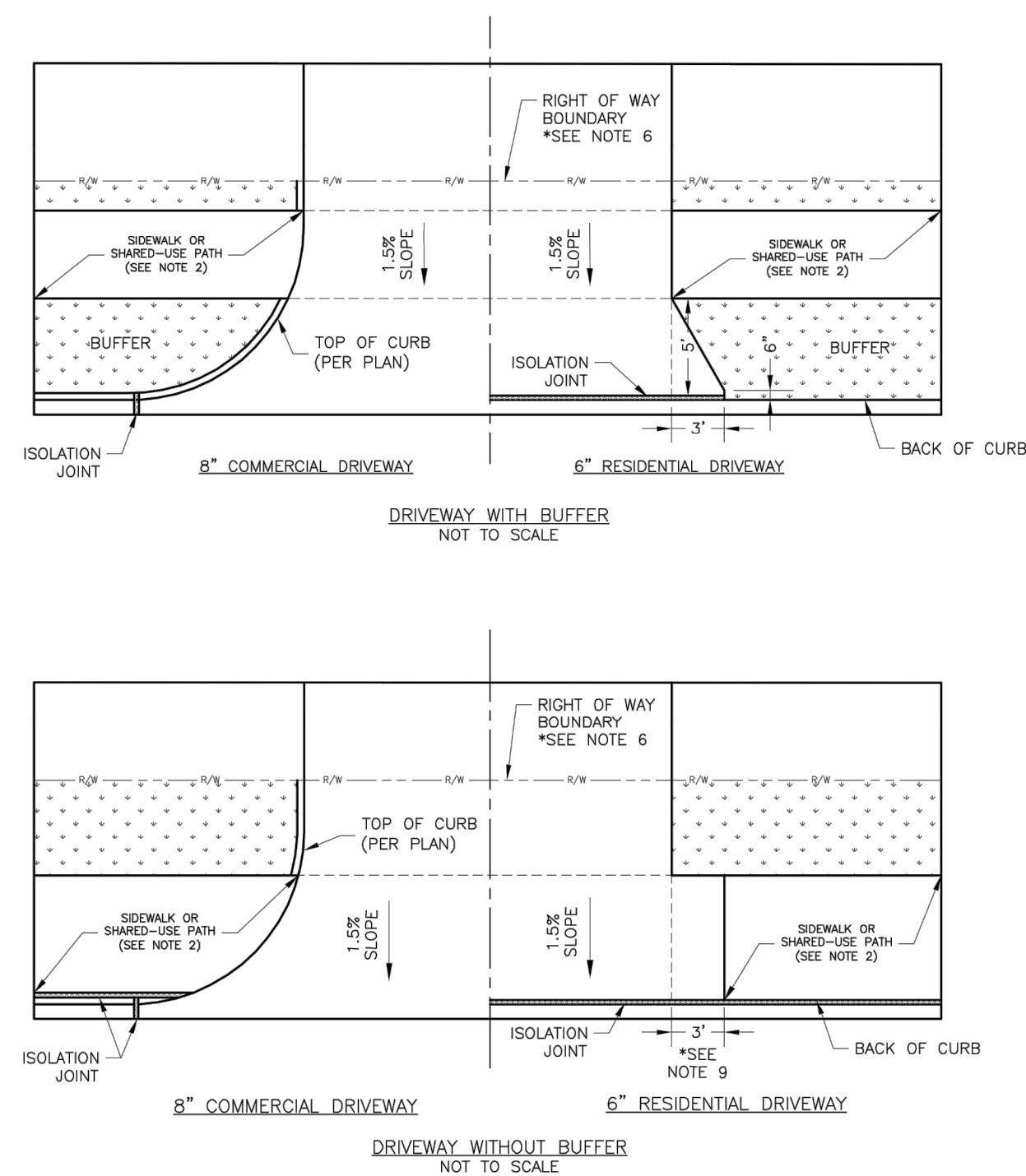
1. SUBGRADE MUST BE COMPACTABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADE AGGREGATE BASE.
2. 1:5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. COMBED 4"X4" CONCRETE MAT SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED-USE PATH WIDTH SHALL BE 10' WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURBING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-2

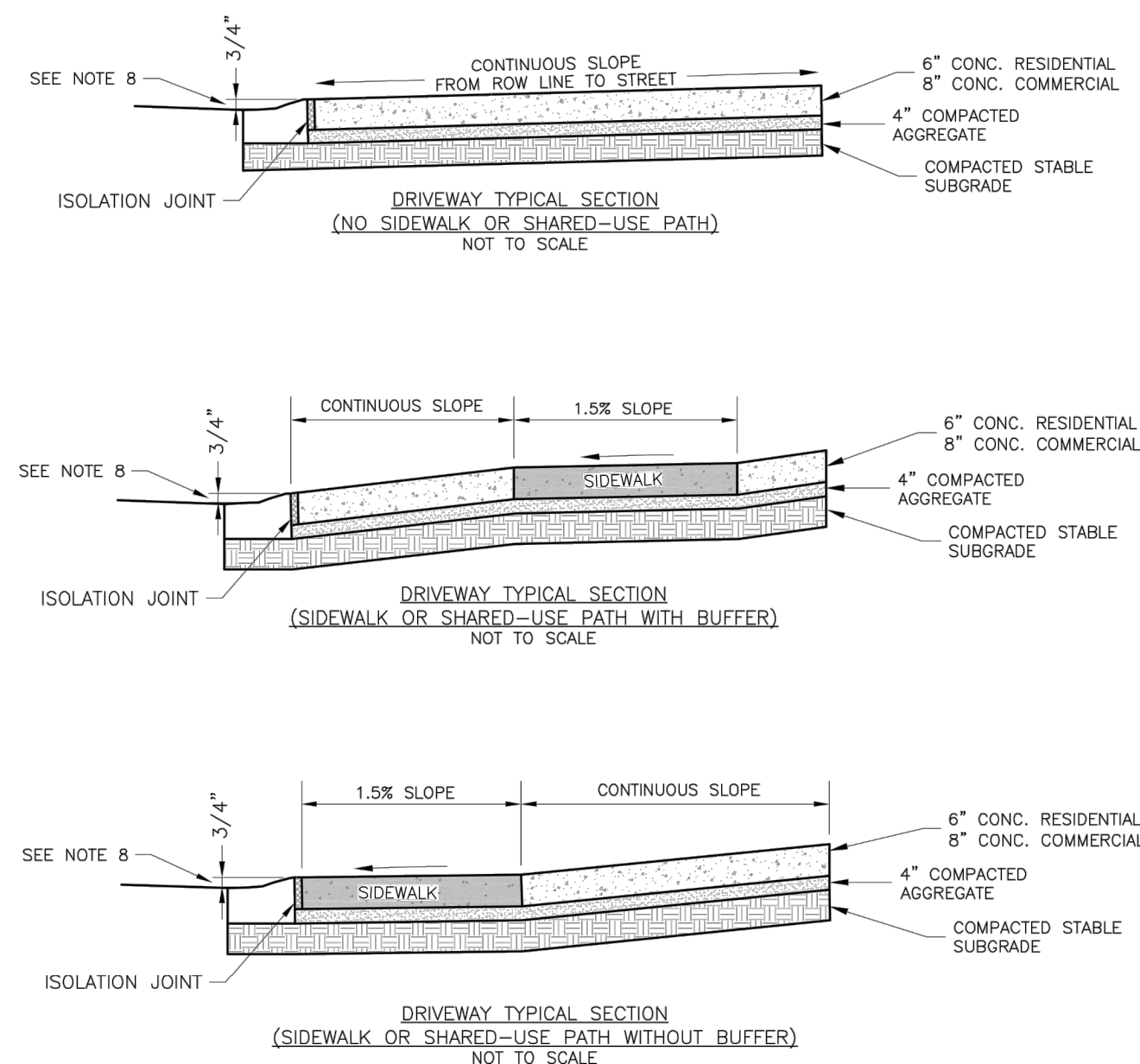


GENERAL NOTES

2. ALL DRIVEWAYS SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE COURSE.
3. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWMA) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAILS).
4. BASE COURSE OF CURB LINE SHALL BE AN ISOLATION JUMP FOR RESIDENTIAL DRIVEWAYS.
5. KCMMA 4" CONCRETE MIX IS REQUIRED FOR ALL CURBS.
6. COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMA 4" CONCRETE MIX.
7. CURB MUST BE INSTALLED TO THE RIGHT OF THE SOUNDING SIDE OF THE DRIVEWAY.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY) MUST MAINTAIN ORANGE COLOR OF CURB.
10. 1/2" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-2 CURB ONLY) MUST MAINTAIN ORANGE COLOR OF CURB.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

GENERAL NOTE:

ALL NEW CURB AND GUTTER SHALL BE INSTALLED ON AN AGGREGATE BASE, A STABILIZED SUBGRADE OR GEOGRID EXTENDING A MINIMUM OF 1 FOOT (1.0') BEHIND THE BACK OF CURB.

**IS LEE'S SUMMIT**
MISSOURI

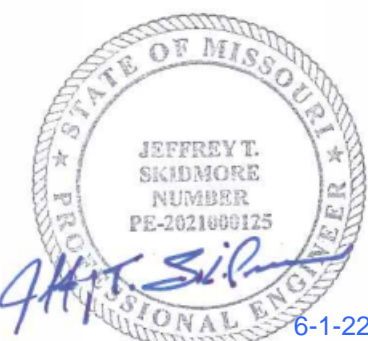
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY,
Missouri

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-1



PREPARED BY:

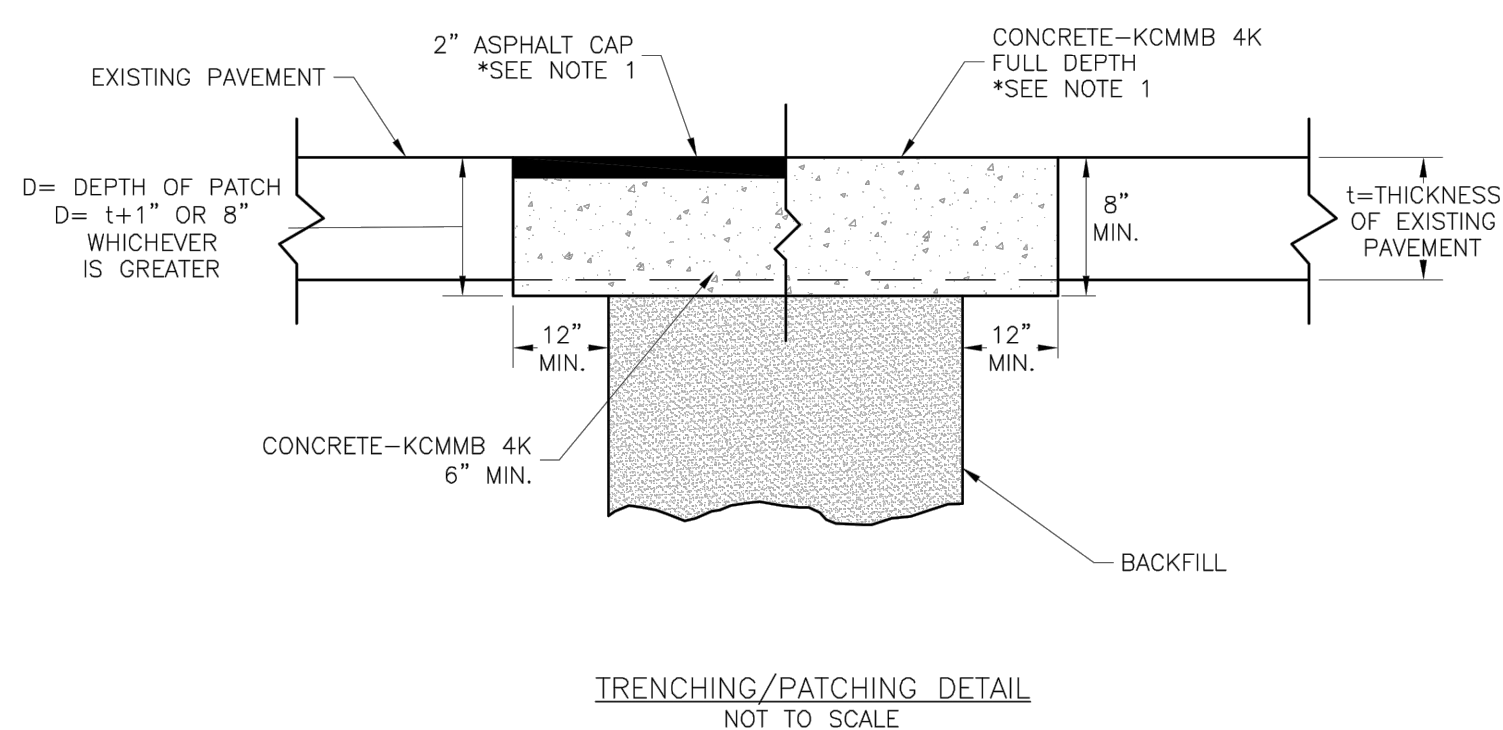


IATES PA

TOWER PARK COMM. - LOT 7 - NORTH BLDG.

FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI



NOTE:

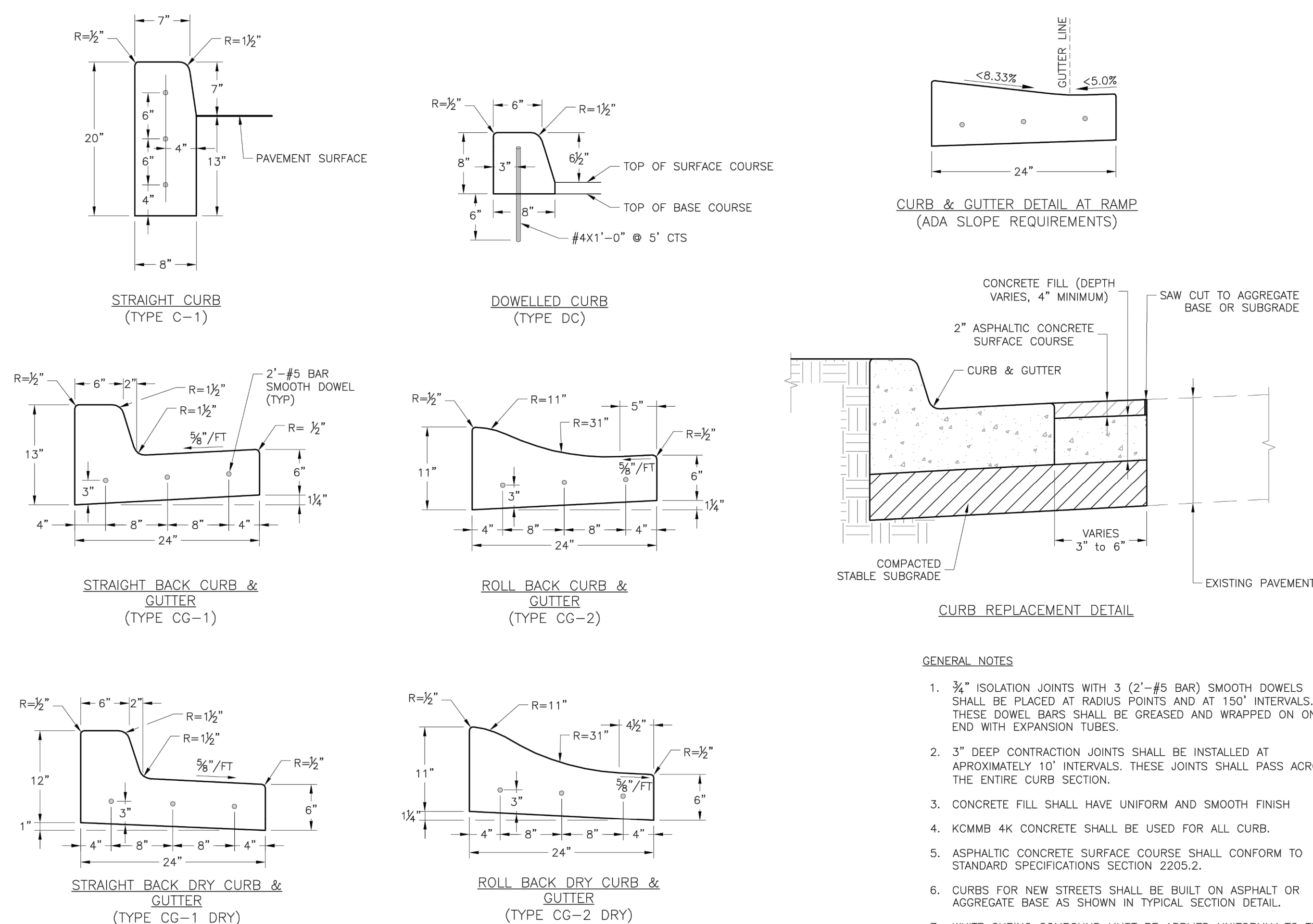
1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-5



GENERAL NOTES

1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 3 (2"-#5 BARS) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMBS 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CURING SURFACE IMMEDIATELY AFTER FINAL FINISHING.

IS LEE'S SUMMIT
MISSOURI

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

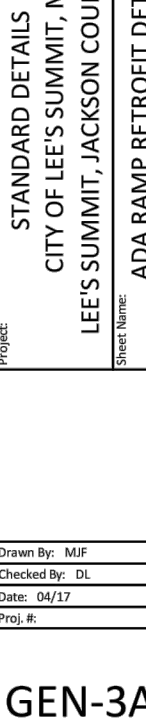
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4

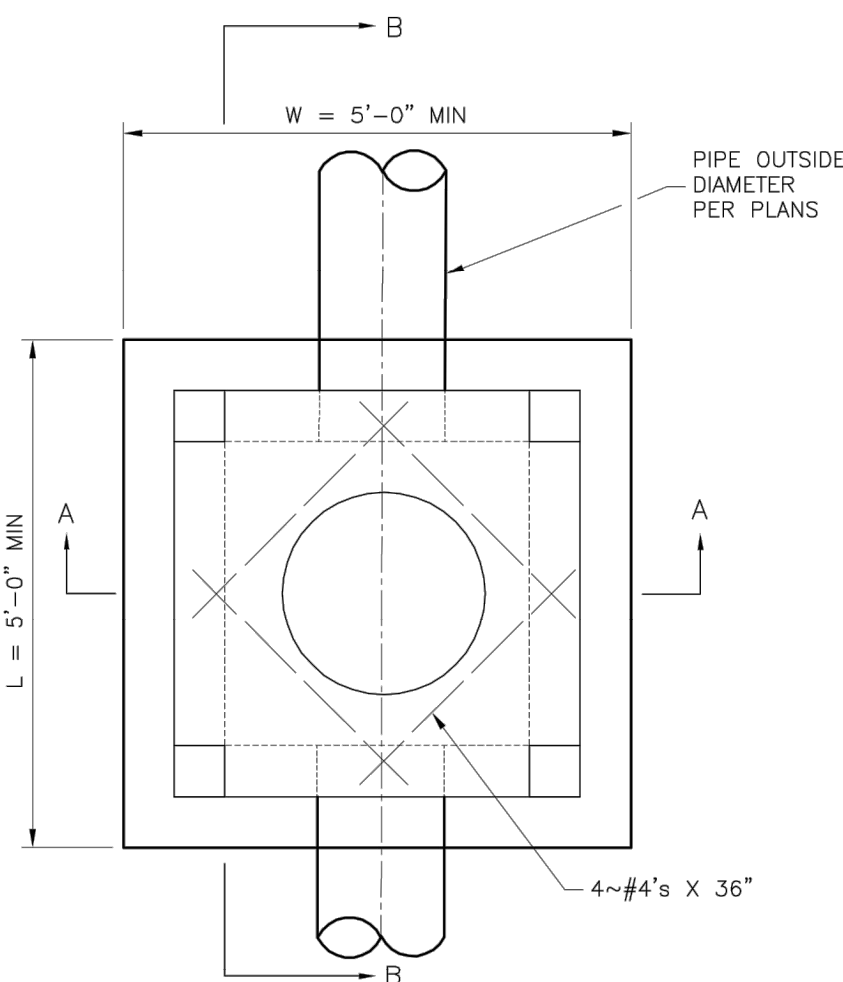
SIDEWALK & CURB DETAILS

SHEET

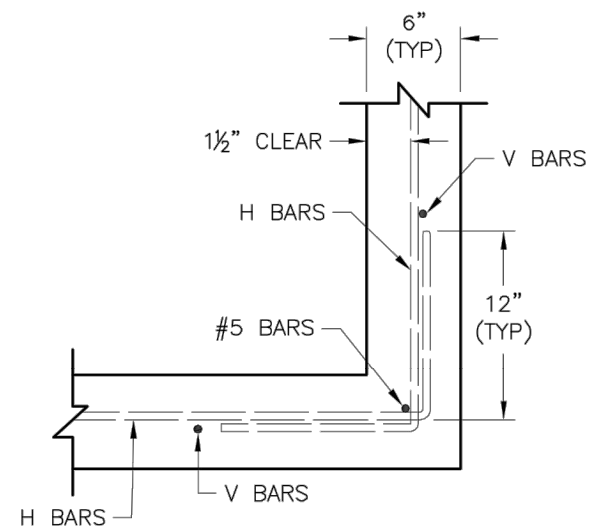
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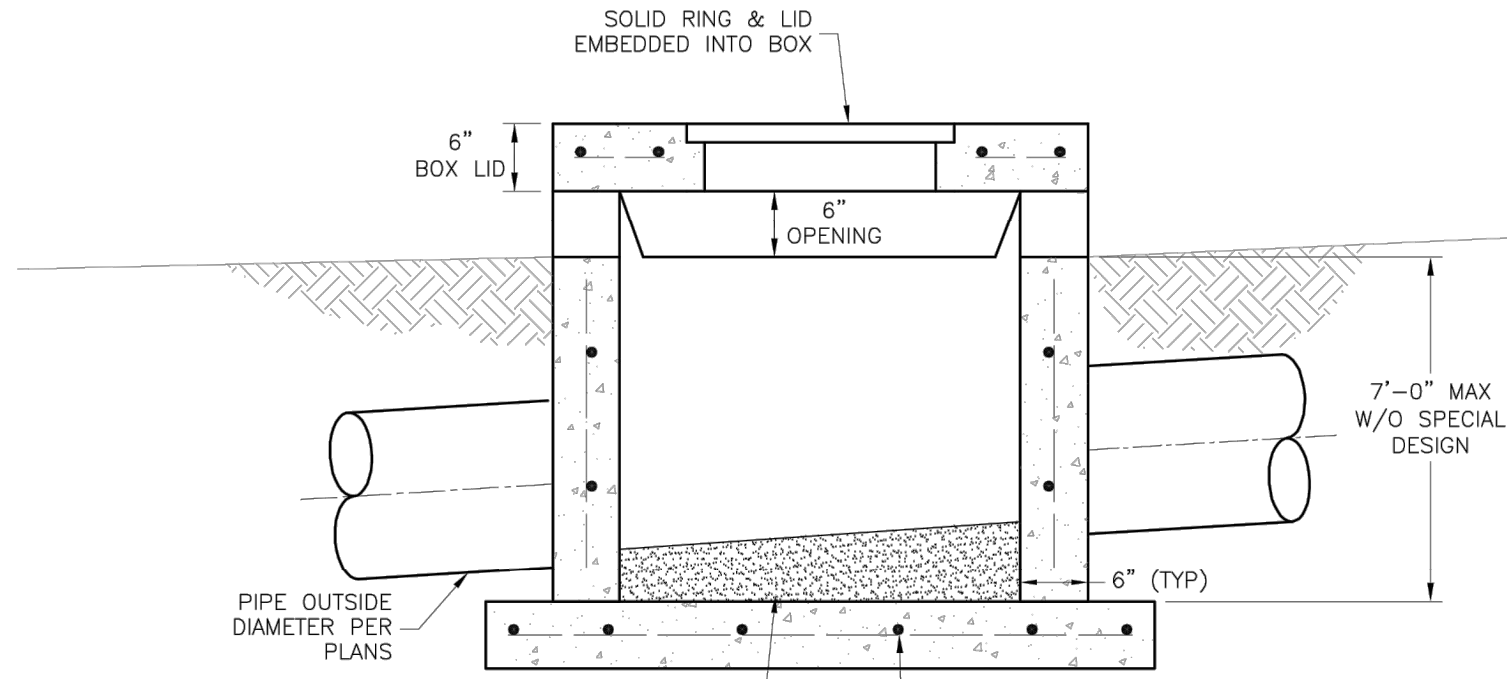
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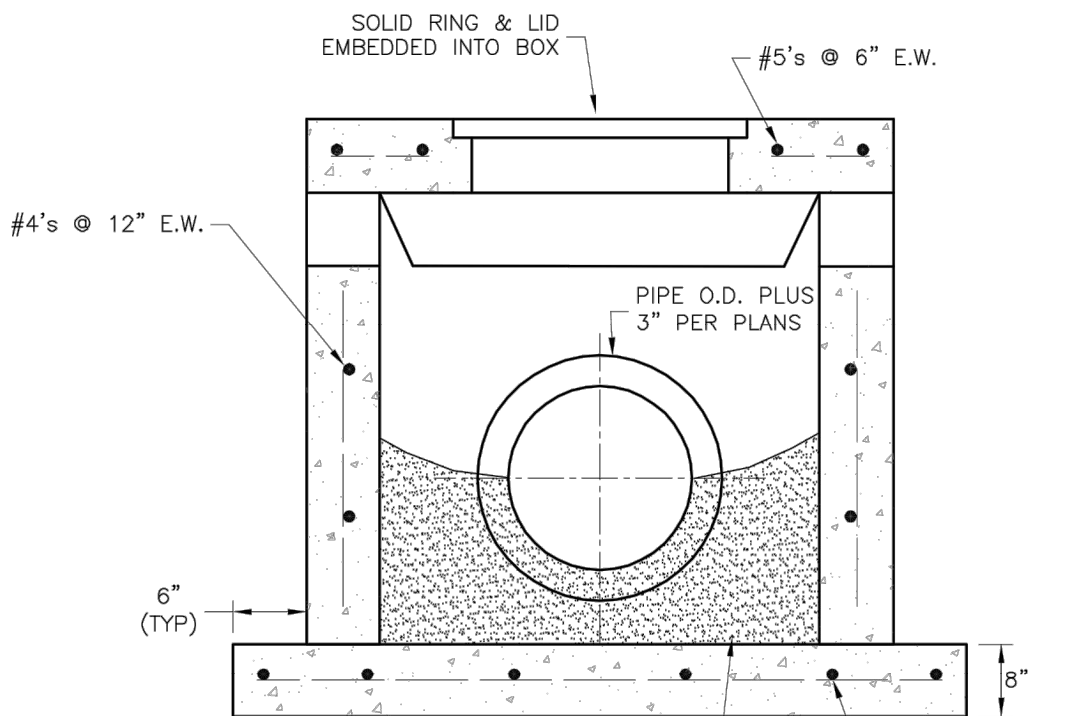
PLAN VIEW



WALL CORNER DETAIL



SECTION B-B



SECTION A-A

GENERAL NOTES:

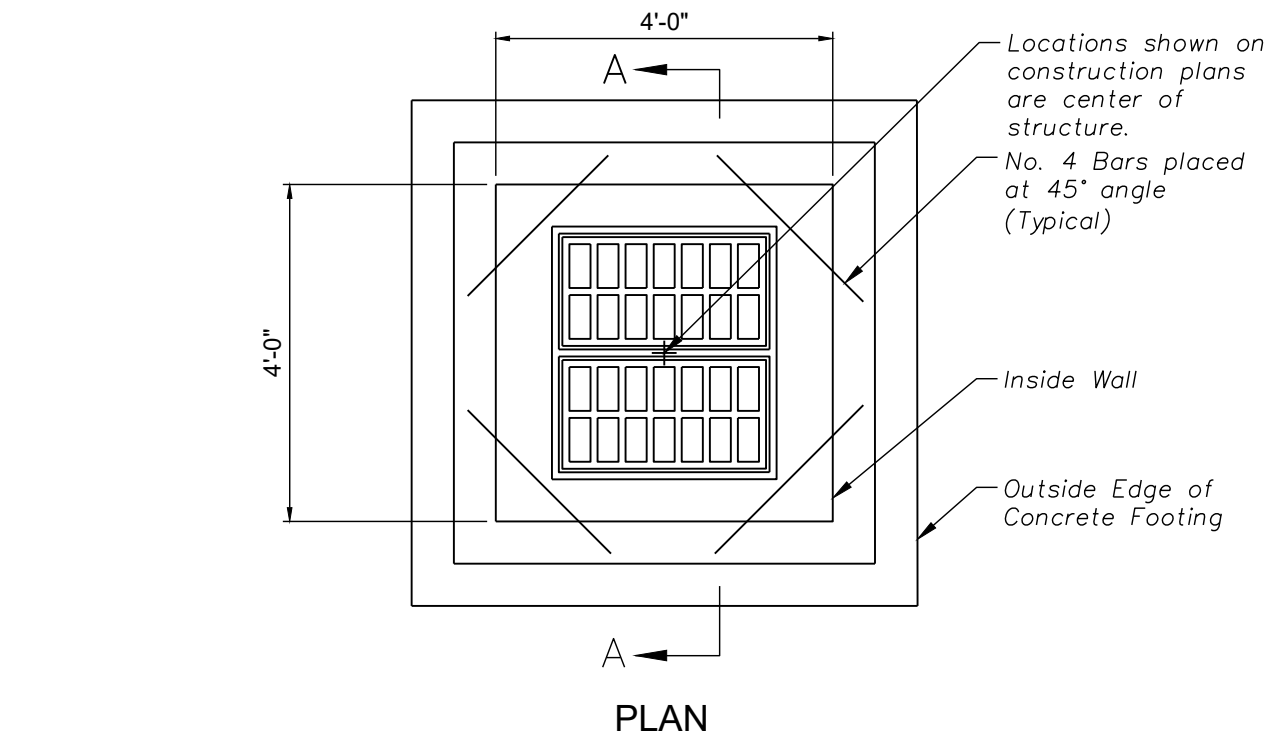
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE $\frac{3}{4}$ " CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

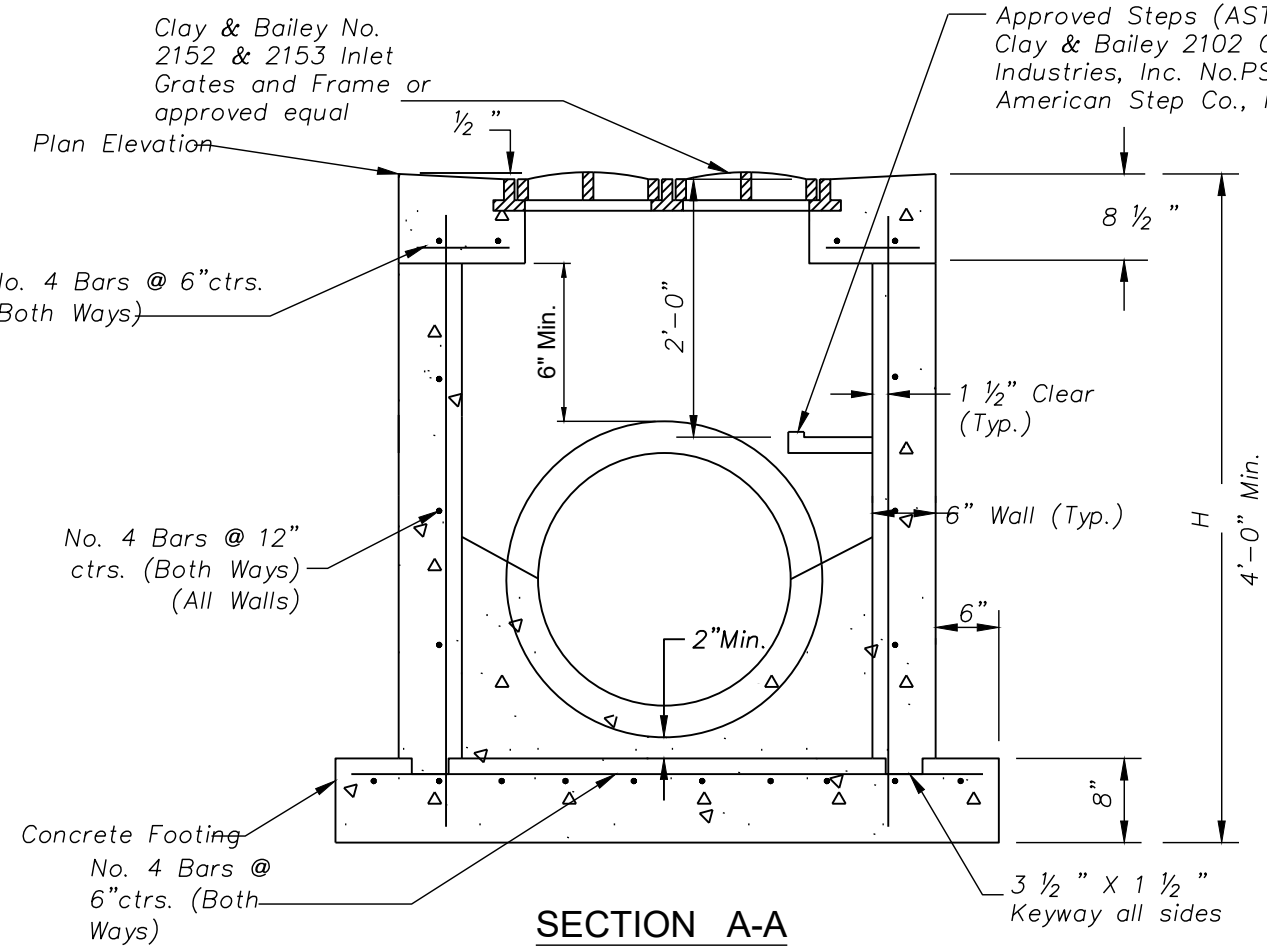
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PROJECT NUMBER

STM-2

Drawn By: MIF
Checked By: DL
Date: 04/17
Proj. #: STM-2



PLAN



SECTION A-A

YARD/GRATE INLET DETAILS

NOTES:

General

1. All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the Project Engineer.
2. Pre-cast shop drawings are to be approved by the Project Engineer Prior to casting.
3. Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the city Engineer prior to construction.
4. The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with (L*+*H") and (W*+*H") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

Concrete

5. Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board, unless noted otherwise.
6. Concrete construction shall meet the applicable requirements of Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, unless noted otherwise.
7. Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
8. Bevel all exposed edges with 3/4" triangular molding.

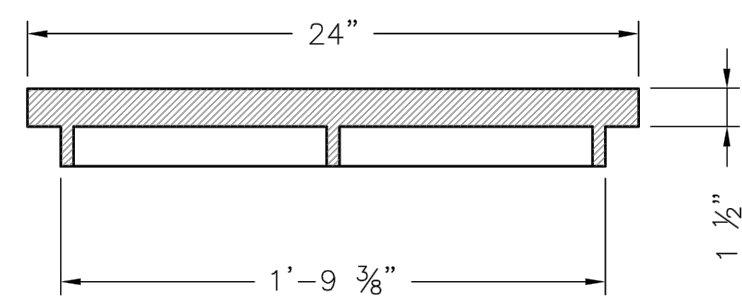
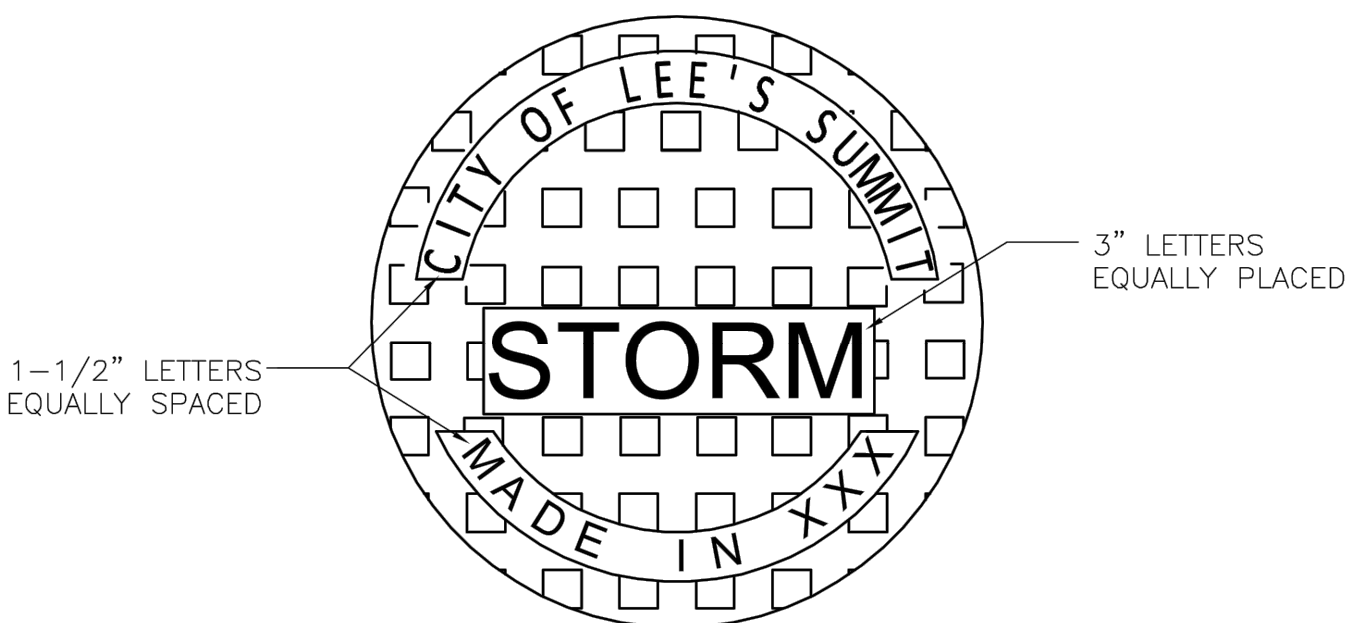
Reinforcing Steel

9. Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
10. All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.
11. All lap splices not shown shall be a minimum of 40 bar diameters in length.
12. All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
13. All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction

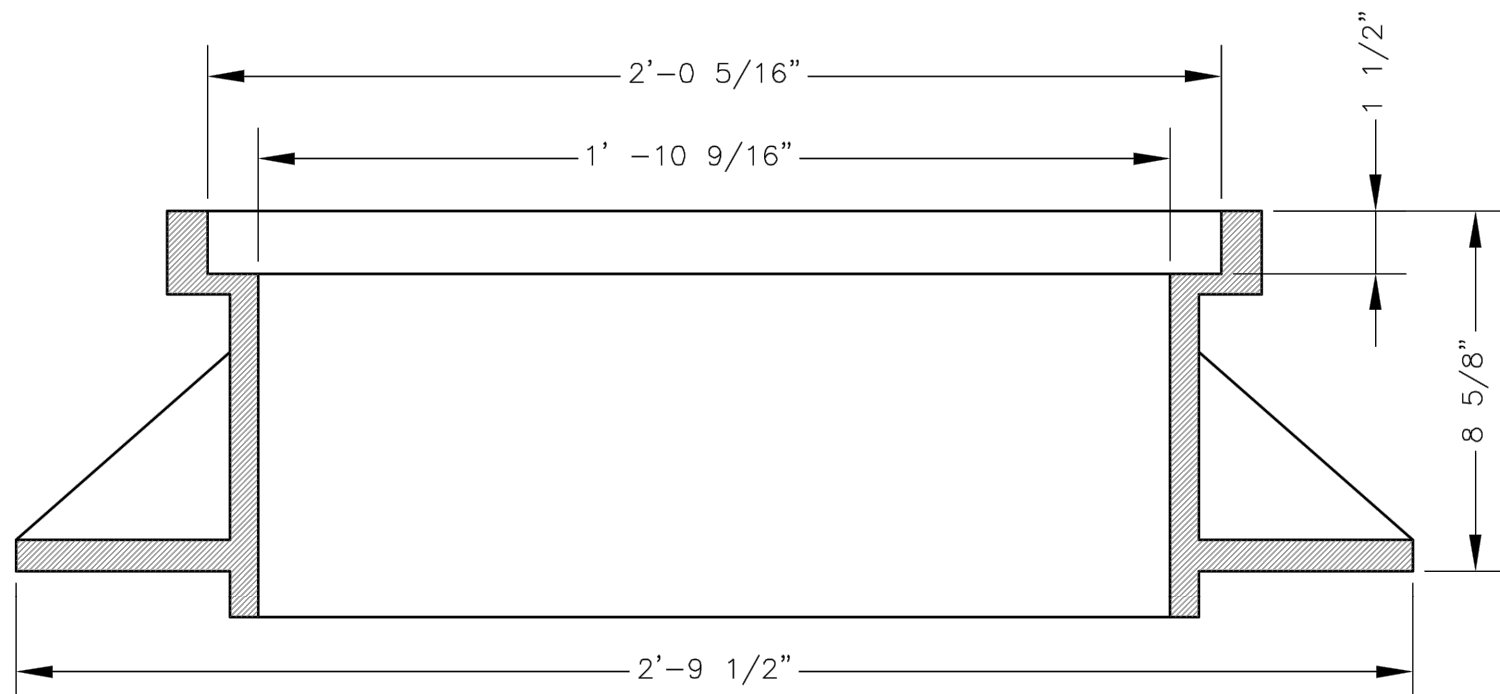
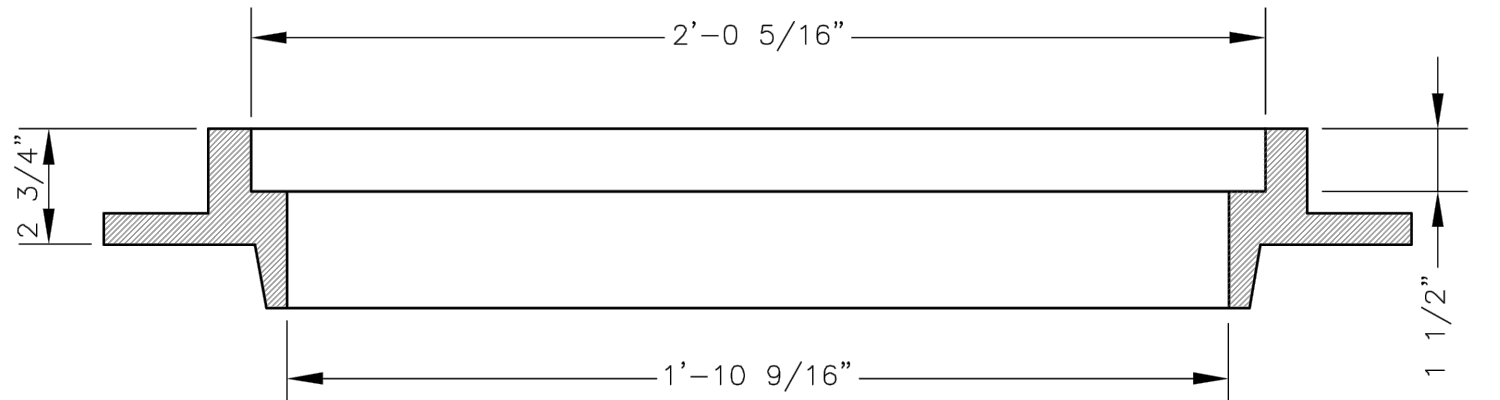
14. The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.
15. Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
16. Material selection and compaction requirements for backfill around structures shall be as specified in the project manual.

STORM SEWER - GRATE INLET DETAIL



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 04/17
Drawn By: MIF
Checked By: DL

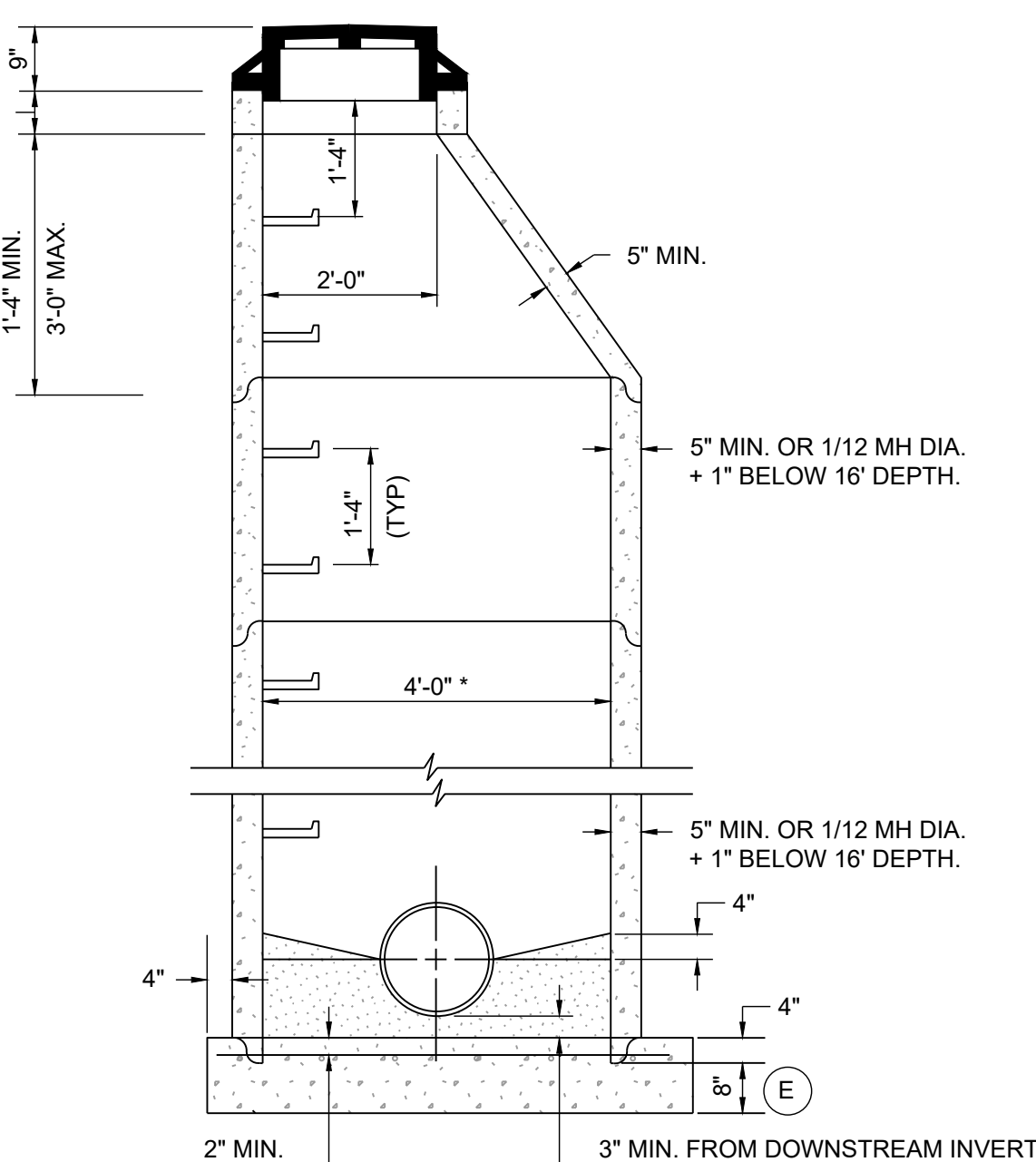
STM-6



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 04/17
Drawn By: MIF
Checked By: DL

STM-7



* UNLESS OTHERWISE NOTED ON PLANS

GENERAL NOTES:

All manhole rings shall be set in a minimum of two (2) rows of 3/4 to 1 inch pre-formed bitumastic joint sealer.

All manhole rings to be placed in pavement or in areas to be subsequently paved shall have "Machined Horizontal Bearing Surfaces" and shall comply with Class #25 as established in ASTM A-48.

The inside diameter of the manhole shall be 4'-0" for pipe diameters from 8" thru 24" and shall be 5'-0" for pipe diameters from 27" thru 36".

All manhole bases (pre-cast or poured-in-place) shall have No. 4 reinforcing bars placed on 12" centers both ways.

All standard manhole rings and covers to be Deeter 1315-jcs, Neenah NF-1536009/B (frame) and NF-15360010/B (cover), or approved equal.

All manhole rings and covers shown in plans to be "bolt-down" to be Clay & Bailey Manufacturing Co. No. 20140R, Neenah R-1915-F2 or approved equal. An extra payment for furnishing "bolt-down" ring and cover as shown in plans will not be made, but shall be considered as subsidiary to the item, "Standard Manhole-6".

Standard cast iron manhole steps to be Clay & Bailey Manufacturing Co. No. 2102 or approved equal. Steel core, plastic coated steps may be used (M.A. Ind., Inc. No. PS1-PF, PS2-PF, or approved equal).

Maximum grade adjustment allowable is 12". Minimum allowable vertical thickness for precast concrete grade adjustment ring is 2".

Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board.

GENERAL NOTES FOR PRE-CAST MANHOLES

1. Reinforcement in all sections shall equal or exceed A.S.T.M. C-478 specifications.
2. Mastic material to be used at all sections joints. O-Rings may be used for joints below the cone section, but the cone section itself shall not have O-ring joints.
3. Approved gasket and concrete mortar to be used around pipe in knock-outs.

STORM SEWER - MANHOLE DTL.

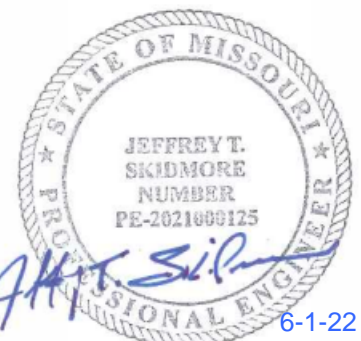
TOWER PARK COMM. - LOT 7 - NORTH BLDG.

FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E200200360PF #LAC2001005237 #LS200200869F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

REVISION	DATE	DESCRIPTION
1	6-28-2021	City Planning - FDP Review
2	8-17-2021	City Planning - FDP Review #2
3	9-23-2021	Added foundation dr. discharge and F.R.D.'s
4	12-13-2021	Added 18" Mod. Wall at West Lot Line
5		
6		
7		
8		

DRAWN BY: ###
CHECKED BY: ###
DATE PREPARED: 06/01/2021
PROJ. NUMBER: 20-106

STORM SEWER
DETAILS

SHEET

C9.0

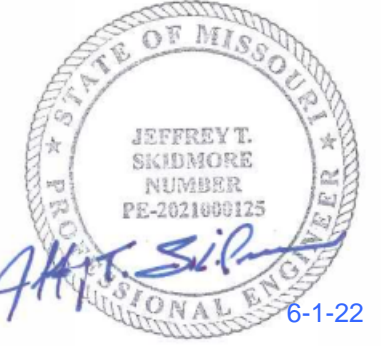


- NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 3. CITY TO FURNISH ITEMS A-K.
 4. NO OTHER EQUIPMENT SHALL BE 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. 2" AND PIGGY BACK SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 10. CONTACT WATER UTILITIES, 816-869-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 1220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>		Date: 02/13
			Drawn By: JN
			Checked By: DL
			FILE: WAT-11
SERVICE CONNECTION/METER WELL		Rev: 1/14	Rev:

SCHLAGEL
ENGINEERS, PLANNERS, SURVYORS, LANDSCAPE ARCHITECTS
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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS

420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6-28-2021	City Planning - FDP Review
8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and 6" R.O.'s
12-13-2021	Added 18" Mod. Wei at West Lot Line
DATE PREPARED	
08/01/2021	
PROJ. NUMBER	
20-106	

UTILITY DETAILS

SHEET

C10.0



1-800-344-7483 or 811
mo1call.com

PROJECT BENCHMARK:

MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413

ELEV. 1004.09

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA
FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

LOT 3
TOWER PARK COMMERCIAL-PHASE 2
OWNER: GALE COMMUNITIES INC

LOT 5
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B
510 SW TOWER PARK DRIVE
(OWNER: JVM NEW LONGVIEW LLC)

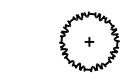
PROPOSED BUILDING
2-STORY
1st Floor = 5,985 S.F.
2nd Floor = 4,250 S.F.
Total = 10,235 S.F.

EXISTING
5,390 SQ. FT.
BUILDING

460 SW LONGVIEW BLVD
(OWNER: JVM NEW LONGVIEW)

LOT 6
TOWER PARK COMMERCIAL-PHA
LOTS 5,6,7, TRACTS A&B

SHADE TREES



ZSM 6 EA.

Zelkova serrata 'Musashino'

Musashino Columnar Zelkova

3" Cal.

B&B

ORNAMENTAL TREES



PSK 1 EA.

Prunus serrulata 'Kwansan'

Kwansan Flowering Cherry

1.5" Cal.

B&B

EVERGREEN TREES



JCSP 3 EA.

Juniperus chinensis 'Spartan'

Spartan Juniper

8' ht.

B&B

SHRUBS



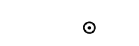
BGV 35 EA.

Buxus x 'Green Velvet'

Green Velvet Boxwood

5 gal.

Cont.



BSM 8 EA.

Buxus sempervirens 'Monrue' Plant Patent #15,243

Green Tower Boxwood

5 gal.

Cont.



CCJ 7 EA.

Caryopteris x clandonensis 'Janice' PPAF

Lil Miss Sunshine™ Bluebeard

5 gal.

Cont.



VPS 5 EA.

Viburnum plicatum tomentosum 'Summer Snowflake'

Summer Snowflake Viburnum

5 gal.

Cont.

GRASSES



CAK 16 EA.

Calamagrostis x acutifolia 'Karl Foerster'

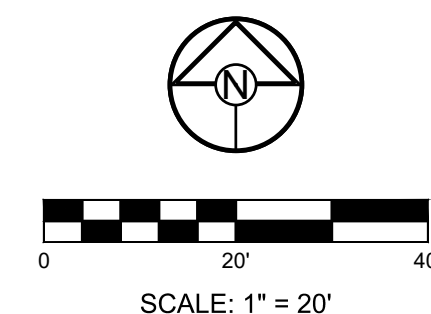
Karl Foerster Grass

2 gal.

Cont.

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6-28-2021	City Planning - FDP Review
8-17-2021	City Planning - FDP Review #2
9-23-2021	Added foundation dr. discharge and F.R.D.'s
12-13-2021	Added 18" Med. Wall at West Lot Line

DRAWN BY:	###
CHECKED BY:	###
DATE PREPARED:	06/01/2021
PROJ. NUMBER:	20-106

LANDSCAPE
PLAN

SHEET

L1.0